



# BROOK GAMBLE



**104 Wannock Lane, Eastbourne, BN20 9SL**

**Guide Price £550,000**

GUIDE PRICE £550,000 TO £575,000. An outstanding three bedroom detached bungalow NESTLED AT THE FOOT OF THE SOUTH DOWNS, located in the IDYLLIC WANNOCK LANE, in WILLINGDON.

This IMMACULATEDLY PRESENTED property is SIMPLY STUNNING, having been TOTALLY REFURBISHED by the current owners. Offering SPACIOUS, VERSATILE ACCOMMODATION with a lounge/dining room, MODERN FITTED KITCHEN with BUILT-IN APPLIANCES and OAK WORKTOPS, a TRULY STUNNING GARDEN with lawned areas, patios and composite decking leading to a SPACIOUS SUMMERHOUSE/BAR. Simply must view.

Double glazed front door to:

### Entrance Hall

Radiator. Ceiling coving. Tiled floor. Stairs rising to first floor landing.

### Lounge Dining Room 24'6" x 11'3" max (7.47m x 3.43m max)



Two radiators. Ceiling coving. Laminate wood flooring. Double glazed window to front aspect enjoying views of the South Downs National Park. Two double glazed windows to side.

### Kitchen 14'1" x 8'6" (4.29m x 2.59m)



Fitted with a range of white gloss fronted wall and base units. One and a half bowl sink unit with mixer tap. Tiled splashback. Inset four ring Zanussi induction hob with extractor fan above. Double electric oven. Fitted dishwasher. Integrated fridge. Cupboard concealing Worcester gas central heating boiler. Recessed ceiling spotlights. Tiled floor. Double glazed window to rear aspect. Double glazed door leading to side aspect. Door to:

### Conservatory 19'7" x 14'5" (5.97m x 4.39m)



Contemporary radiator with thermostatic control valves. Ceiling coving. Recessed ceiling spotlights. Tiled floor. Skylight with self-cleaning glass. Double glazed French doors leading onto garden.

### Bedroom 2 11'2" x 10'3" (3.40m x 3.12m)



Radiator with thermostatic control valve. Ceiling coving. Double glazed window to side aspect. Double glazed French doors to conservatory

### Bedroom 3 11'7" x 7'2" (3.53m x 2.18m)



Built-in double wardrobe with hanging rail and shelving. Storage cupboard with laminate wood flooring. Wood laminate flooring. Double glazed window to front aspect enjoying views to the South Downs National Park.

### Ground Floor Shower Room



Large walk-in shower cubicle with wall mounted shower, shower attachment and riser rail. Tiled splashback. Wash hand basin with vanity unit. Low level WC. Heated towel ladder. Extractor fan unit. Recessed ceiling spotlights. Tiled floor.

Stairs, from entrance hall, to:

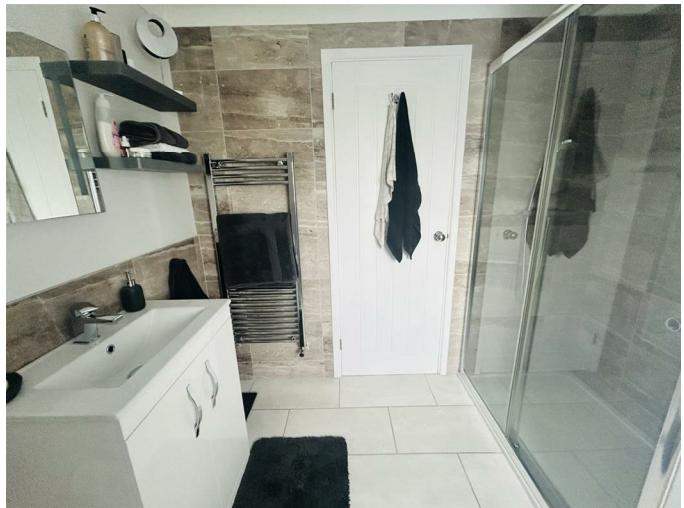
### First Floor Landing

Storage cupboard. Two Velux windows to front aspect. Door to shower room. Door to:

### Master Bedroom 16'1" x 12'9" (4.90m x 3.89m)

Three built-in cupboards. Radiator. Double glazed window to rear aspect. Velux window to front aspect.

### Shower Room



Large walk-in shower cubicle with glass shower screen. Wash hand basin with vanity unit. Low level WC. Chrome heated towel ladder. Storage cupboards. Tiled walls. Tiled floor. Double glazed window to rear.

### Outside



### Utility Room 9'7" x 8'5" (2.92m x 2.57m)



Fitted with a range of wall and base units with

drawers. Complementary work surface. Double bowl sink unit with mixer tap. Space and plumbing for washing machine. Space for tumble dryer. Space for upright fridge freezer. Space for further upright fridge freezer. Fully tiled walls. Recessed ceiling spotlights. Tiled floor. Double glazed window to rear aspect.

#### **Storage Room 8'5" x 6'8" (2.57m x 2.03m)**

Lighting. Tiled floor. Glazed door to front aspect.

#### **Rear Garden**



The property enjoys the benefit of a delightful landscaped rear garden with large patio and steps leading down to a large area of lawn. There are sleeper beds to the borders containing an attractive variety of flowers, plants and shrubs, including rose bushes. Paved pathway leads to:

#### **Summerhouse 18'3" x 12'8" (5.56m x 3.86m)**



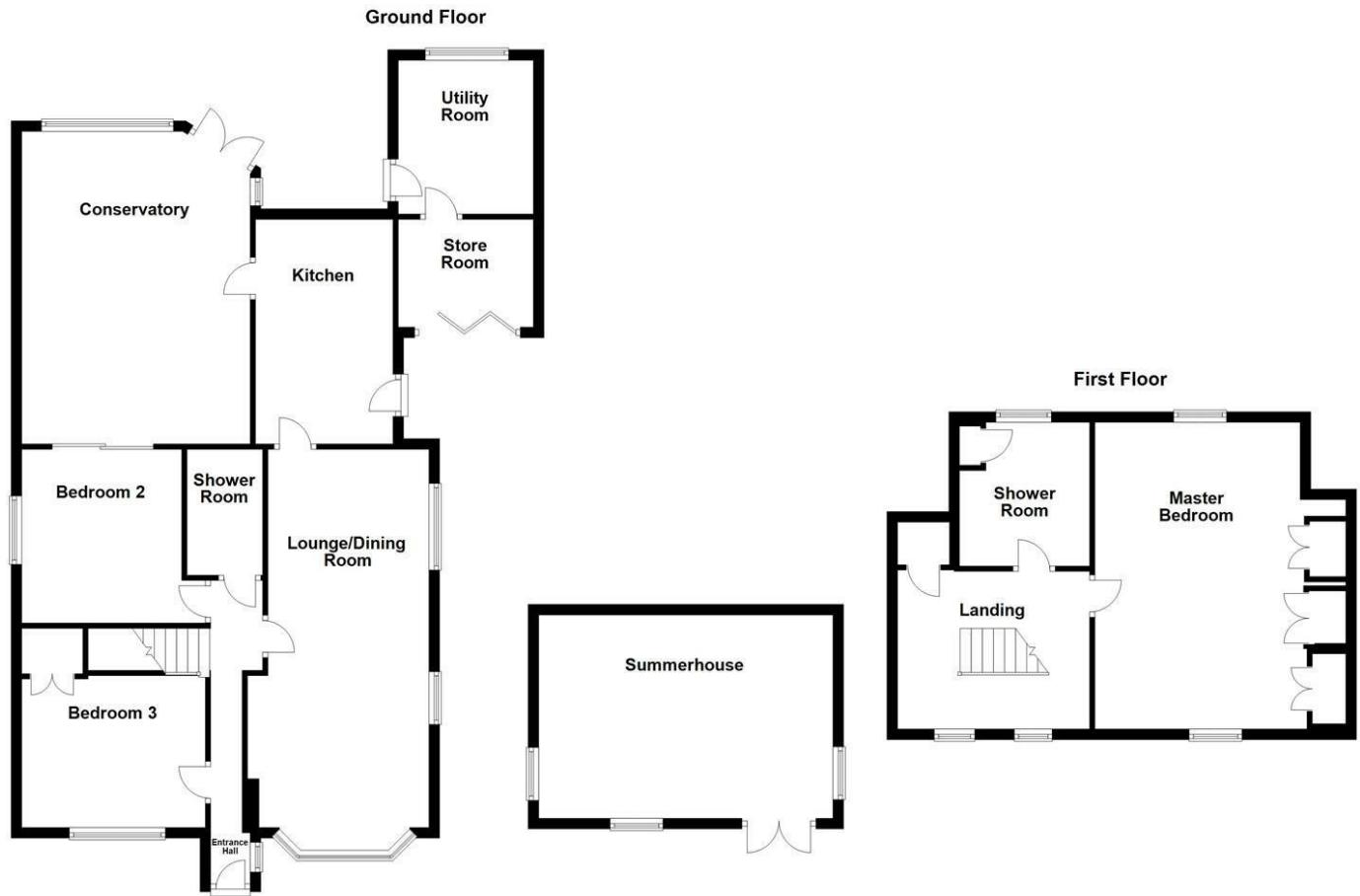
A large composite decking area surrounds the fantastic summerhouse which includes a bar area with storage cupboards and drawers. Double glazed French doors and double glazed windows to both sides. Light and power connected.

#### **Other Information**

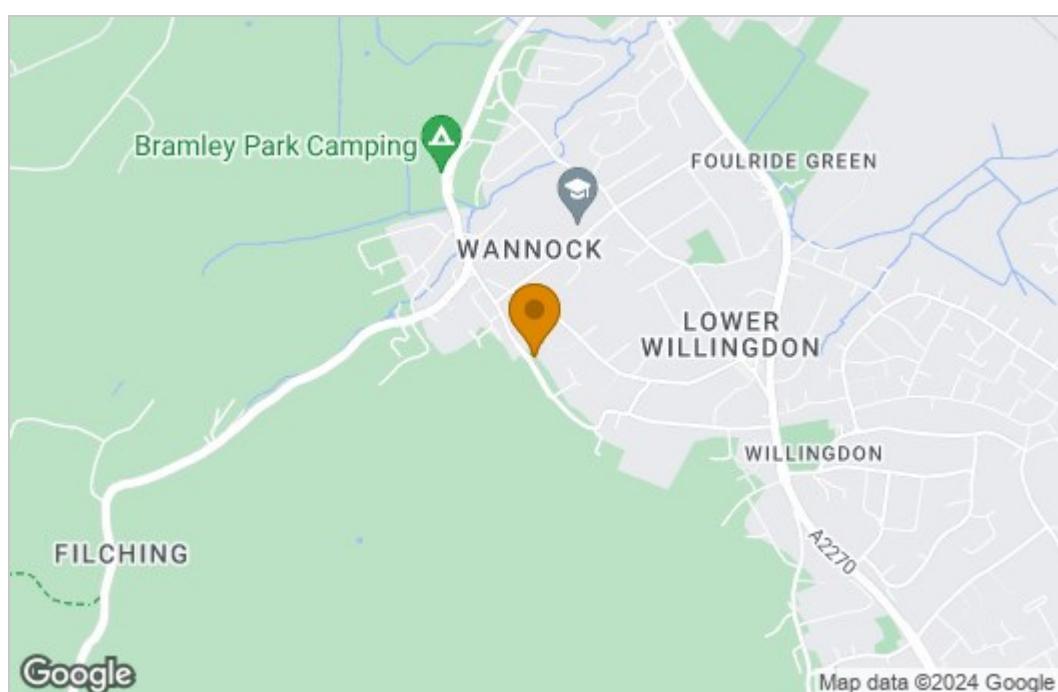
Council Tax Band D

Total floor area 140 square metres

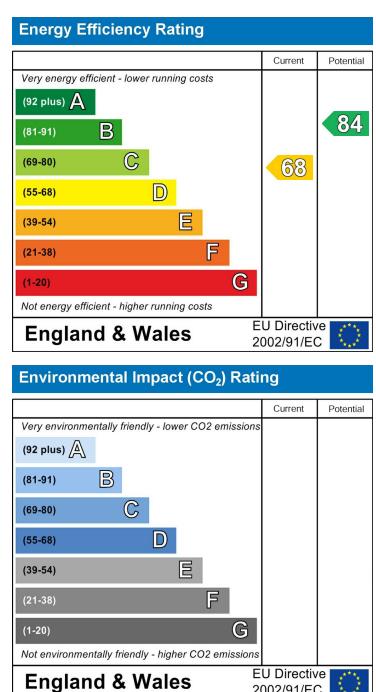
## Floor Plan



## Area Map



## Energy Efficiency Graph



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