



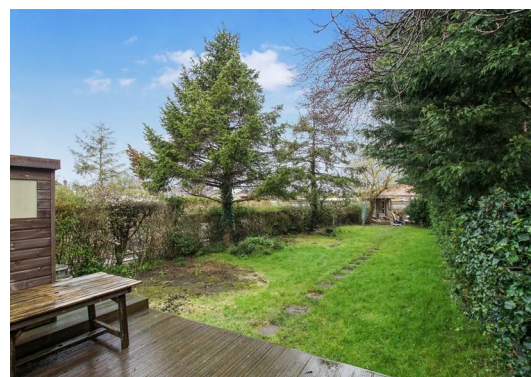
64 Wannock Avenue, Eastbourne, BN20 9RH

£345,000



A CHAIN FREE SEMI-DETACHED BUNGALOW in the ever popular area of WANNOCK with EXTENDED ACCOMMODATION ON A LARGE PLOT. Benefiting from a SITTING ROOM, TWO BEDROOMS, a DINING ROOM and an OPEN PLAN KITCHEN. Further merits include a LARGE CONSERVATORY which measures 21'2 x 10'5, a GARDEN ROOM and a useful LOFT ROOM. The gardens are mostly level and offer great potential to landscape if so desired. OFF ROAD PARKING can be found to the front of the property, with an aspect towards the SOUTH DOWNS.

In the hamlet of Wannock which is flanked by scenic downland countryside of the South Downs National Park. There are a number of local shopping facilities in the Wannock/Lower Willingdon area and Polegate high street is also easily accessible with its railway station providing services to London and Eastbourne. Eastbourne itself offers a wide range of amenities including the principal shopping centre, theatres and one of the finest Victorian seafronts on the south coast. Sporting facilities in the area include three principal golf courses and one of the largest sailing marinas on the south coast.



ENTRANCE PORCH

Entrance porch with a double glazed leaded light window to the front aspect with matching UPVC door to Hall.

ENTRANCE HALL

T-shaped hallway with a staircase that rises to the first floor, doors off to the two bedrooms, sitting room, bathroom and dining room.

SITTING ROOM

15'0 max into bay x 9'9 max (4.57m max into bay x 2.97m max)
Double glazed leaded light bay window to the front aspect, Minster style fireplace with inset gas fire, wood effect flooring, radiators.

DINING AREA

13'3 x 7'9 max (4.04m x 2.36m max)
Wood effect laminate flooring, radiator, skylight, arch to the kitchen area.

KITCHEN AREA

9'10 x 8'8 (3.00m x 2.64m)
Fitted with a range of gloss white fronted floor standing and wall mounted units with contemporary Victorian style tiled splash backs, inset stainless steel double oven with four ring gas hob to side, plumbing and space for washing machine, further under counter appliance space, sink unit with mixer tap, radiator, wood effect worktops, open to

CONSERVATORY

21'2 x 10'5 (6.45m x 3.18m)
Impressive and spacious conservatory with wood effect flooring, radiator, double glazed windows overlooking the rear garden with further double opening UPVC French doors opening onto the garden room.

GARDEN ROOM

Radiator, UPVC double glazed windows overlooking the rear gardens, glazed UPVC door giving access to the same.

BEDROOM ONE

16'2 x 12'10 max (4.93m x 3.91m max)
Double glazed leaded light windows to the side elevation, wall light points, radiator, recessed shower cubicle with sliding doors with a shower unit being fully tiled.

BEDROOM TWO

9'9 x 8'10 (2.97m x 2.69m)
Double glazed leaded light windows to the front aspect, radiator.

BATHROOM

Comprising of a white suite of a paneled bath with a low-level WC and pedestal wash and basin. Part tiling walls, skylight, radiator, extractor fan.

STAIRCASE TO THE FIRST FLOOR

Half landing, timber and glazed door to.

ATTIC ROOM

14'9 max x 9'2 max (4.50m max x 2.79m max)
Velux window to the front aspect with direct South Downs views, radiator, eaves storage.

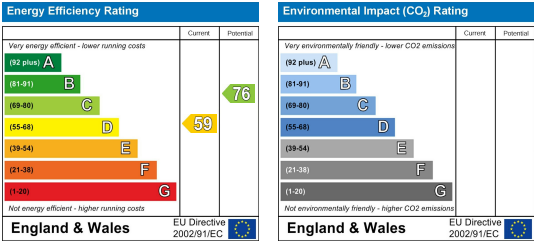
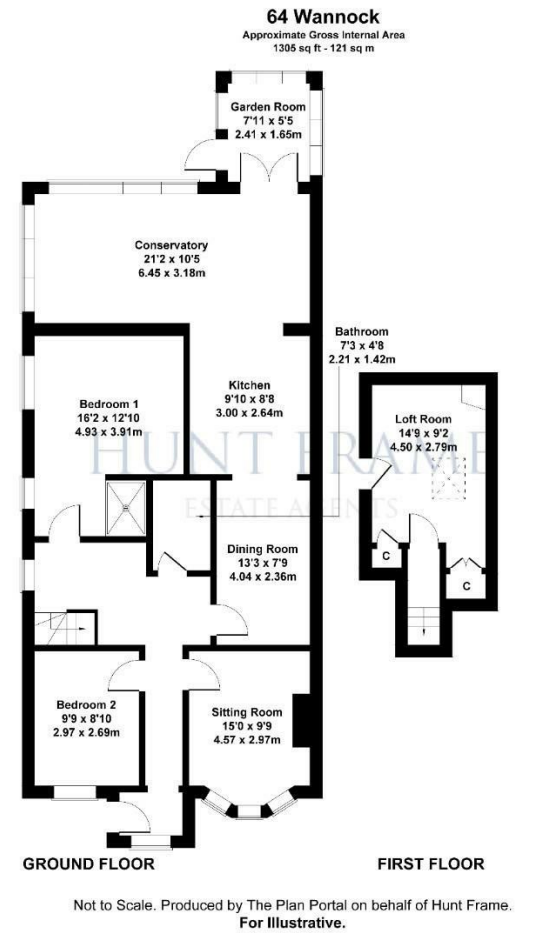
FRONT GARDEN/PARKING

Double gates to the front, block paved parking for approximately three vehicles, gated side access.

REAR GARDEN

Of a good size, primarily laid to lawn with a paved terrace which leads to a decked seating area, large timber storage facility. Established tree and hedge lined boundaries. Further timber storage shed in some delapidation to the rear boundary, gated side access.

Council Tax Band C



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