



**HOME + CASTLE**  
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VIEWING HIGHLY  
RECOMMENDED



## Wooller Street, Eastbourne, BN22 0DA

Freehold | House - Detached | 4 Bedrooms

An impressive detached home that occupies a generous corner plot and enjoys far reaching views of The South Downs. The neutrally decorated and light accommodation affords a spacious kitchen diner, utility room, study, cloakroom, double aspect living room. As well as a master en suite bedroom, bathroom and 3 further bedrooms. The rear garden has been landscaped and also offers those glorious downland views. The property is completed with off road parking that leads to the detached garage.

**FOR SALE**  
**FREEHOLD**  
**£550,000**

### Location

This popular David Wilson Homes development is in the Willingdon area of Eastbourne, which is home to schools for all ages, historic pubs and access onto The South Downs. Hampden Park train station is less than 2 miles away, ideal for those that need easy connections to Hastings, Lewes, Brighton or London Victoria. The house is located on the edge of the development, which does have green space as well as a play park.

### Approach

The wrap around front garden is mainly laid to the lawn with a pathway leading to the front door. To the side of the property there is a driveway which is large enough for parking for several vehicles and in turn leads to the single detached garage.

### Entrance Hall

Amtico LVT flooring with a grey oak finish, radiator, powerpoints, pendant light and double door storage cupboard with space for hanging rail and shelving.

### Cloakroom

Toilet, pedestal basin, radiator and double glazed window with obscured glass. Unique coin flooring.

### Study 9'5" x 8'1" (2.88 x 2.47)

An ideal space for those needing a work from home space. Amtico LVT flooring, radiator, powerpoints, pendant light and double glazed window.

### Kitchen Diner 22'3" x 12'6" (6.80 x 3.83)

A very spacious and bright room having dual aspect; a double glazed bay window to the front as well as fully glazed patio doors and windows out to the rear garden. The contemporary kitchen has a range of wall and floor units that are finished with taupe colour cabinetry and dark granite worktops with matching upstand and splashback. One and half bowl sink with mixer tap and grooved drainer worktop. Five ring gas hob with extractor over, eye level double oven, integrated dishwasher, fridge freezer. Zoned lighting in the kitchen and dining spaces. Amtico LVT flooring in grey oak finish.

### Utility Room 7'3" x 4'9" (2.21 x 1.46)

Fitted with matching cabinetry and worktop to the kitchen. One bowl sink with mixer tap. Space and plumbing for washing machine and separate dryer. Baxi boiler, ceiling light and double glazed window.

### Reception Room 16'1" x 11'10" (4.92 x 3.61)

A triple aspect room that offers downland views as well as access to the rear garden via the glazed patio doors. Carpet, pendant lights, radiators and powerpoints.

### Landing

Loft hatch, carpet, radiator, powerpoints and cupboard housing hot water system.

### Master Bedroom 11'10" x 10'9" (3.61 x 3.29)

This spacious master bedroom is complete with two double built in wardrobes that have shelving and hanging space. The room also offers views of The South Downs and is dual aspect. Radiator, powerpoints, pendant light and carpet.

### En suite 7'3" x 4'9" (2.21 x 1.46)

Fitted with a double shower cubicle that has sliding glazed door and thermostatic shower. Toilet and pedestal basin. Extractor, double glazed window with obscured glass, shaver point, ladder style radiator and inset ceiling spotlights.

### Bedroom Two 17'1" x 9'1" (5.22 x 2.78)

A well proportioned room with two double glazed windows to the front aspect, carpet, double door wardrobe, pendant light and powerpoints.

### Bathroom 9'3" x 6'3" (2.84 x 1.93)

A fully equipped room that benefits from having a bath with central mixer tap and a double shower cubicle. Toilet, pedestal basin, ladder radiator, Amtico LVT flooring, extractor and ceiling light. Double glazed window with obscured glass.

### Bedroom Three 12'7" x 8'4" (3.84 x 2.56)

Double glazed window overlooking rear garden. Carpet, radiator, powerpoints and pendant light.

### Bedroom Four 10'9" x 9'5" (3.30 x 2.89)

Built in storage cupboard, radiator, carpet, powerpoints and pendant light. Two double glazed windows to the front and side aspects.

### Rear Garden

Step out from the living space onto the contemporary porcelain patio; the ideal space for alfresco dining and entertaining whilst enjoying the downland views. There's also an artificial grass area and is bordered by brick wall and wooden fencing. Side access with the gate as well as a uPVC door into the garage.

### Garage

The tarmac driveway allows for off road parking for several vehicles and leads to the single detached garage that has an up and over door. It has power and lighting. Electric vehicle charging point.

### Additional Information

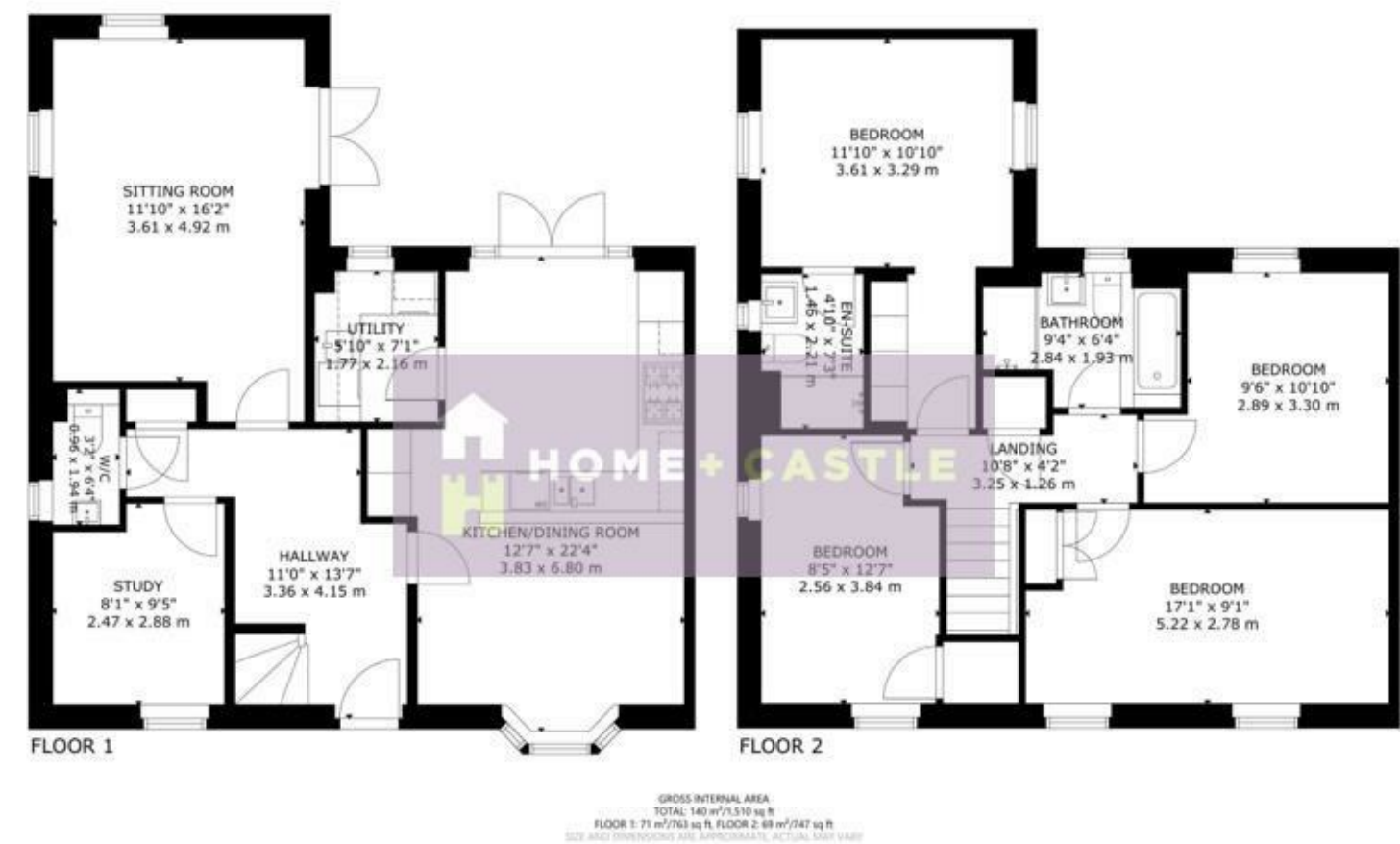
Council Tax Band: E EPC Rating: B

Annual Estate Service Charge: £176

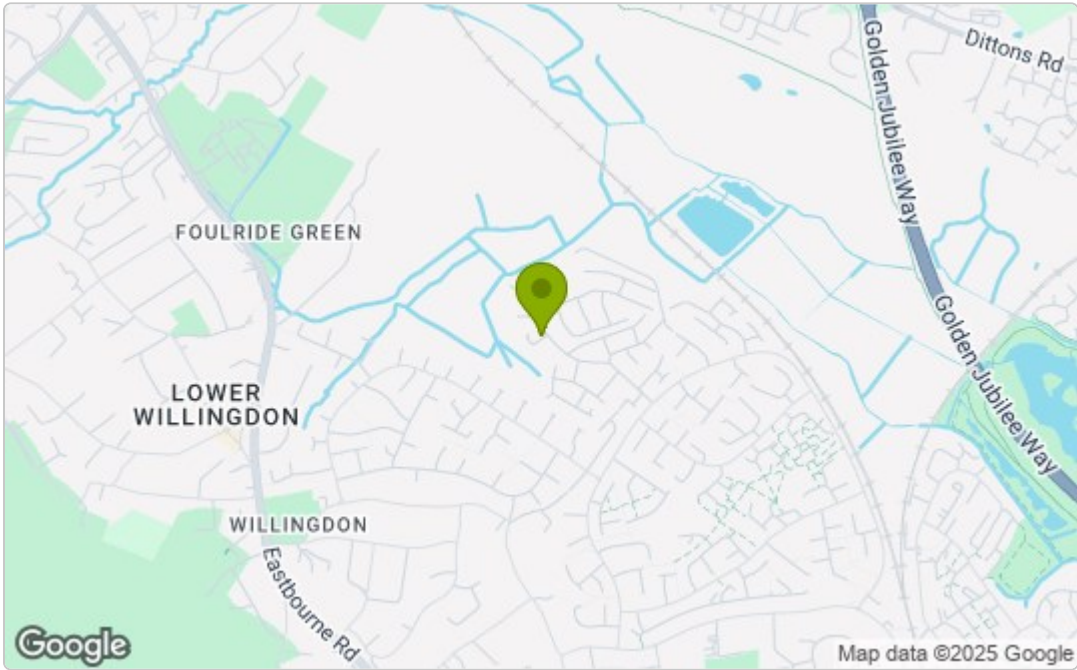
All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.



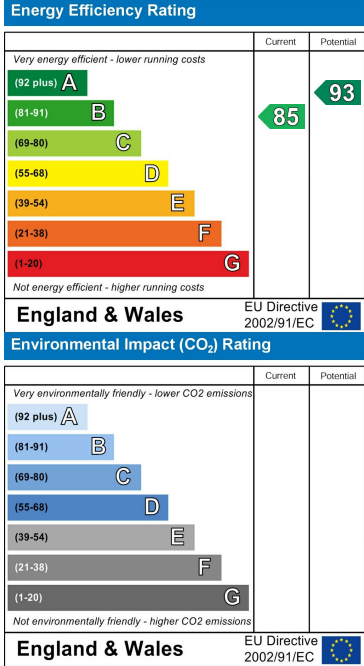
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.