

# Crane & Co



PRICE

£349,000

60 Wannock Avenue, Eastbourne, East Sussex BN20 9RH

 2 Bedroom  1 Bathroom  1 Reception

 01323 440678

 [sales@craneandco.co.uk](mailto:sales@craneandco.co.uk)



# 60 Wannock Avenue, Eastbourne, East Sussex BN20 9RH

PRICE  
£349,000

Freehold

 2 Bedroom  1 Bathroom  1 Reception

WATCH THE FILM AND 3D TOUR and view EXPERT PHOTOGRAPHY at [craneandco.co.uk](http://craneandco.co.uk) (ALL PROVIDED FREE FOR ALL OUR SELLERS)

This wonderful Willingdon bungalow benefits from having a large conservatory that opens out onto the garden, while the living room has a bay window facing the South Downs. 2 bedrooms are completed by a modern shower room. The loft has been boarded with a pull-down ladder ideal for further storage. Stepping outside, garden enthusiasts will be in their element! The large lawn, with its array of mature flowering borders, gives bursts of colour. Sit back and relax under a parasol, book in hand and coffee on the table or gather together for a summer BBQ in this lovely setting. Located perfectly in Lower Willingdon, this fantastic bungalow is within walking distance of local pubs, shops and schools. The beautiful South Downs are right on your doorstep, beckoning you to take those footpaths into this National Park... What more could you ask for?...

## Main Features

- Semi Detached Bungalow
- 2 Bedrooms
- Conservatory With Utility Area
- Good Size Garden
- Boarded Loft
- Driveway
- Lower Willingdon Location
- Chain Free

## Room Sizes

Entrance Porch  
Hallway  
Living Room  
Kitchen  
Conservatory  
Bedroom 1  
Bedroom 2  
Bathroom  
Outside  
Front Garden  
Driveway  
Rear Garden

Crane & Co

60 Wannock Avenue, Eastbourne, East Sussex BN20 9RH

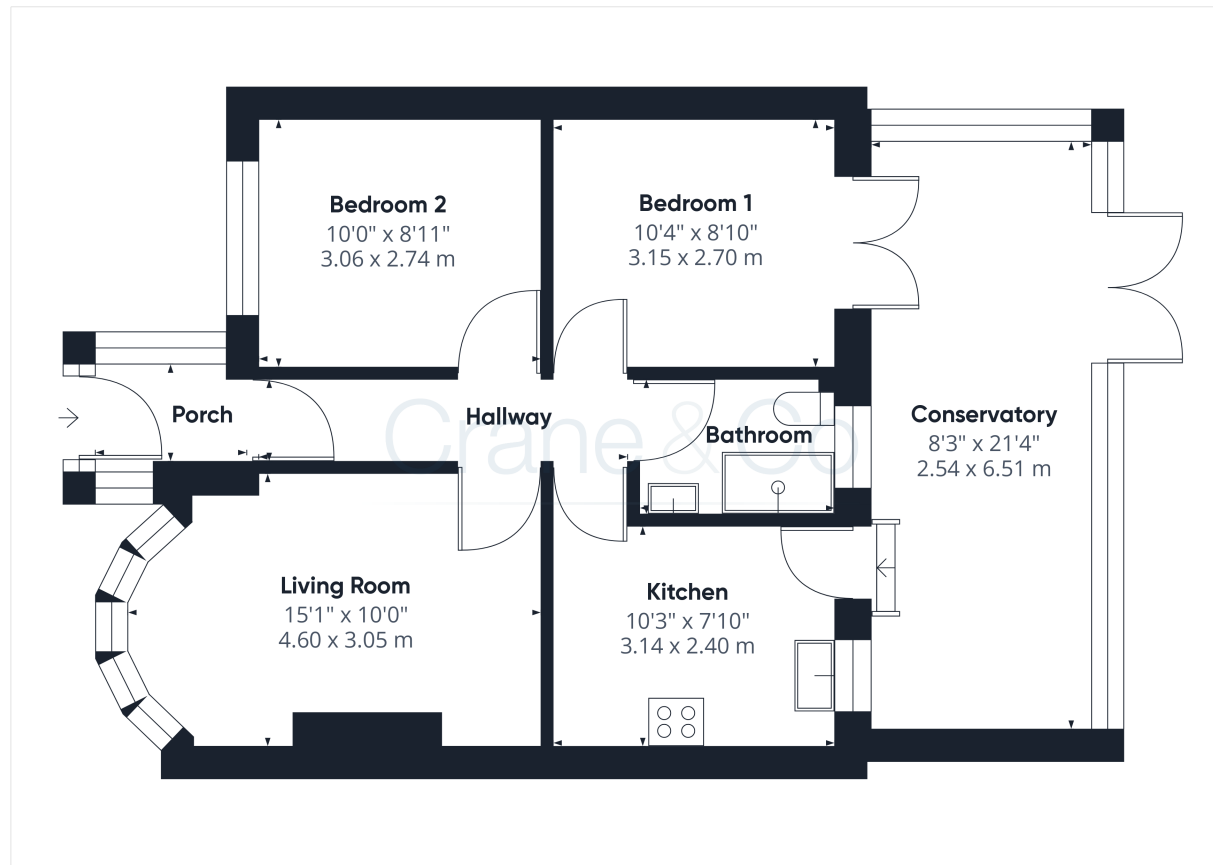
 01323 440678  [sales@craneandco.co.uk](mailto:sales@craneandco.co.uk)  [craneandco.co.uk](http://craneandco.co.uk)

60 Wannock Avenue, Eastbourne, East Sussex BN20 9RH

PRICE  
£349,000

🛏️ 2 Bedroom 🚿 1 Bathroom 📄 1 Reception

Freehold

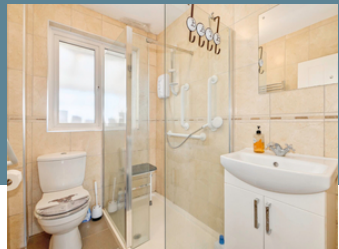


Crane & Co

60 Wannock Avenue, Eastbourne, East Sussex BN20 9RH

☎ 01323 440678 ✉ sales@craneandco.co.uk 🌐 craneandco.co.uk





Crane & Co

60 Wannock Avenue, Eastbourne, East Sussex BN20 9RH

☎ 01323 440678 ✉ sales@craneandco.co.uk 🌐 craneandco.co.uk





Crane & Co

60 Wannock Avenue, Eastbourne, East Sussex BN20 9RH

☎ 01323 440678 ✉ sales@craneandco.co.uk 🌐 craneandco.co.uk



# 60 Wannock Avenue, Eastbourne, East Sussex BN20 9RH

2 Bedroom 1 Bathroom 1 Reception



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

PRICE  
£349,000  
Freehold

## Crane & Co

Sales particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters or information that are important to you.