



BROOK GAMBLE



23 Woburn Way, Eastbourne, BN22 0UU

£260,000

Brook Gamble are delighted to offer Woburn Way, Eastbourne, this immaculately presented three-bedroom mid-terraced house offers a delightful blend of comfort and modern living. Upon entering, you will be greeted by a spacious reception room that provides an inviting atmosphere. The property boasts three well-proportioned bedrooms. The bathroom is thoughtfully appointed, ensuring convenience for the whole family. Natural light floods the home, thanks to the double-glazed windows, enhancing the warm and welcoming ambiance throughout. One of the standout features of this property is the lovely garden, which offers a private outdoor space for gardening enthusiasts, additionally the house benefits from off-road parking for one vehicle, a valuable asset in this location. Chain free and vacant, this would suit a host of buyers. Sole agents.

Accommodation Comprising

Double glazed main front door

Hallway

Real wood flooring, cloaks cupboard with hanging rail and shelving above, radiator, further storage cupboard with shelving, stairs rising to 1st floor landing.

Ground floor cloakroom

low-level WC, wash hand basin, radiator, tiled flooring, double glazed window to front aspect, coving to ceiling, tiled splashback.

Kitchen

Fitted in a range of wall and floor cupboards and base units with one and a half bowl ceramic sink and mixer tap, space and plumbing for washing machine, space for gas cooker with extractor hood above, complementary worksurface, cupboard concealing wall mounted Worcester gas central heating boiler, radiator, tiled flooring, space for upright fridge freezer, double glazed window to front aspect overlooking front garden.

Lounge

Real wood flooring, feature fire surround with marble effect hearth, coving to ceiling, two radiators, double glazed window to rear aspect overlooking rear garden.

Study

With double glazed door leading onto garden.

First floor landing

Hatch to loft, radiator with thermostatic control valve, linen cupboard with shelving and hanging rail.

Bathroom

Comprising a white suite, Bath with telephone style mixer tap, low-level WC, wash hand basin, tiled splashback, coving to ceiling, radiator, double glazed window to front aspect.

Main bedroom

Coving to ceiling, radiator, double glazed window to rear aspect overlooking rear garden.

Bedroom two

With built-in cupboard with hanging rail and shelving above, radiator, double glazed window to front aspect.

Bedroom three

Coving to ceiling, radiator, double glazed window to rear aspect.

Rear garden

With fenced borders, with gate and laid mainly to

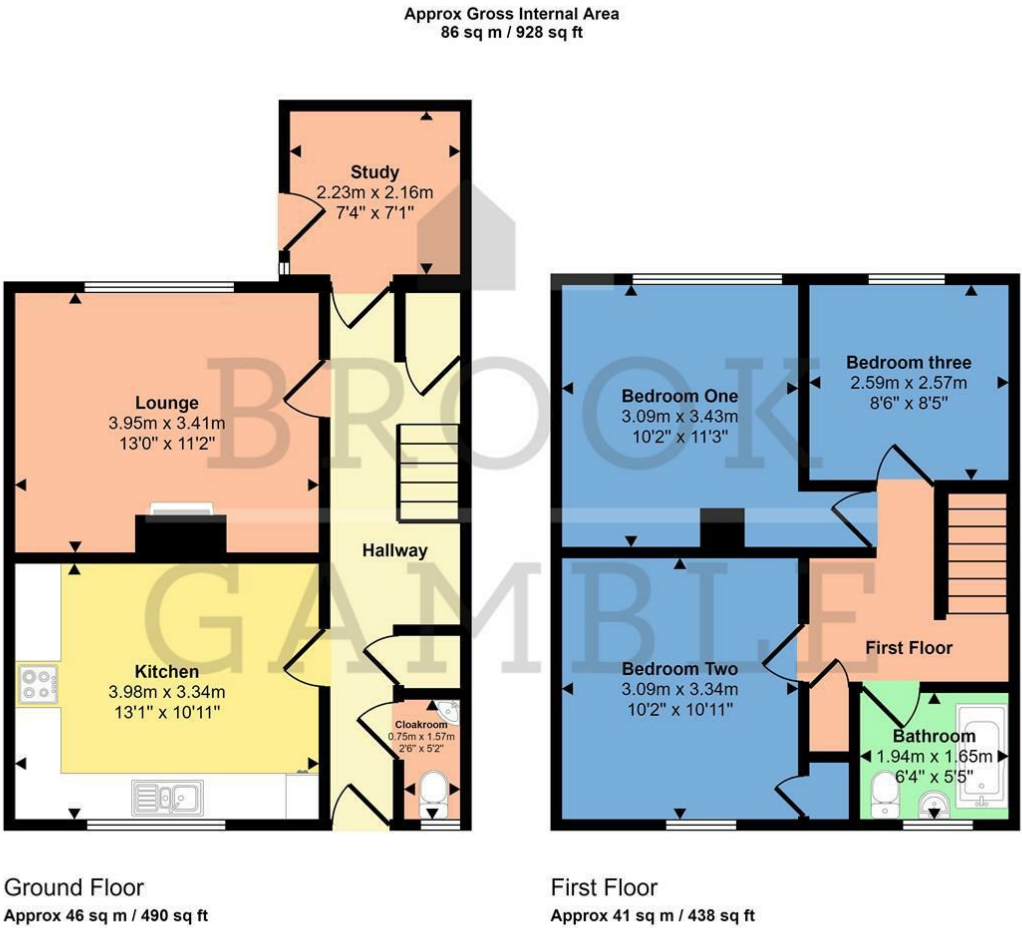
lawn with patio areas.

Front garden

Which is laid mainly to lawn with mature shrub and off-road parking providing parking for one vehicle.

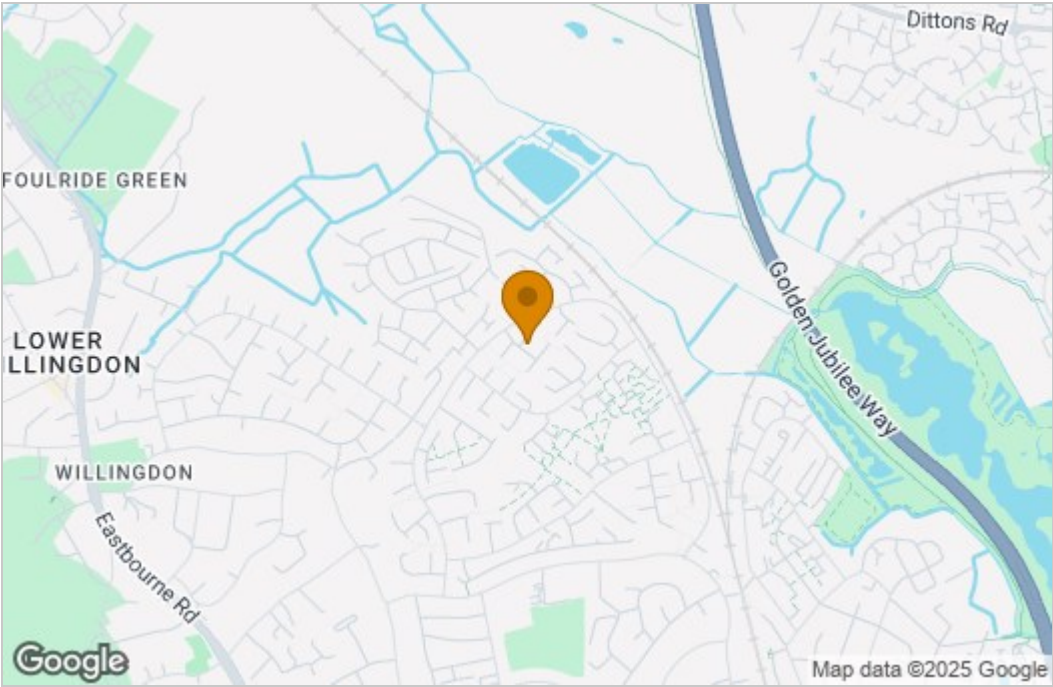
Council tax band B

Floor Plan

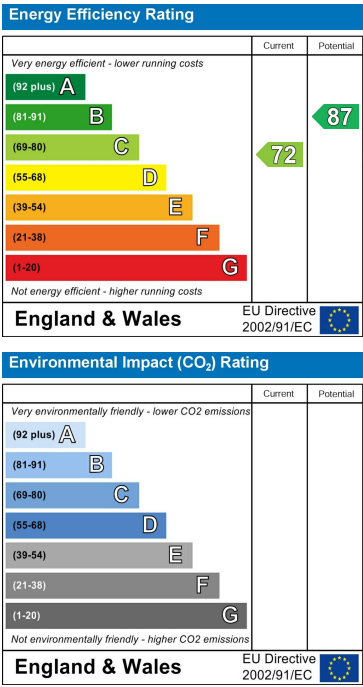


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



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