



27 Woodgate Road
Eastbourne, BN22 8PA

Guide price £325,000

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Phil Hall Estate Agents welcomes to the market this spacious extended three-bedroom semi-detached family home, perfectly positioned within the highly desirable Roselands area of Eastbourne. The property offers generous living accommodation, a thoughtfully designed layout, and plenty of potential for modernisation — all within easy reach of local schools, shops, and Eastbourne's picturesque seafront.

Upon entering the property you approach the front porch, which provides a practical space for coats and shoes and leads directly into the inviting entrance hall, where natural light and a sense of space set the tone for the home ahead.

To the right, the spacious living room enjoys a large double-glazed bay window, allowing sunlight to pour in and illuminate the room throughout the day. A feature fireplace with decorative surround creates an elegant focal point, offering both warmth and character — ideal for relaxing evenings or family gatherings.

Moving through to the rear, the kitchen/dining room is the heart of the home. Fitted with a range of wall-mounted and matching base units with ample work surfaces, it provides functionality while offering exciting potential for transformation into a contemporary open-plan kitchen/family space. The current design includes a dining area with its own feature fireplace, providing a natural hub for mealtimes and entertaining.

From the dining space, the home flows seamlessly into the rear extension, which is currently used as a bright and airy family room overlooking the rear garden. This space is perfect for relaxation, play, or a home office setup, benefiting from large windows that frame views of the outdoor area.

From here, there is access to the side lobby, which includes a utility cupboard housing the washing machine, as well as a ground floor cloakroom for added convenience.

Leading up the stairs, you have three well-proportioned bedrooms as well as the family bathroom which is fitted in a three piece suite.





Guide Price £325,000 to £335,000

LOCATION, LOCATION, LOCATION

Woodgate Road is situated in the heart of Roselands, one of Eastbourne's most sought-after residential neighbourhoods. Known for its peaceful streets and strong sense of community, the area is particularly popular with families. The property is within easy reach of well-regarded local schools, convenience shops, and public transport links, while Eastbourne seafront, Harbour, and Town Centre are just a short drive or cycle away.

Entrance Porch

5'05 x 3'11 (1.65m x 1.19m)

Entrance Hall

Living Room

13'02 into bay x 12'08 max (4.01m into bay x 3.86m max)

Kitchen/Dining Room

18'07 max x 12'05 max (5.66m max x 3.78m max)

Family Room

11'11 x 8'04 (3.63m x 2.54m)

Rear Lobby

Ground Floor Cloakroom

3'08 x 2'04 (1.12m x 0.71m)

Utility Cupboard

3'08 x 2'07 (1.12m x 0.79m)

First Floor Landing

Bedroom One

13'10 into bay x 12'07 max (4.22m into bay x 3.84m max)

Bedroom Two

12'04 x 10'11 max (3.76m x 3.33m max)

Bedroom Three

9'00 x 7'02 (2.74m x 2.18m)

Bathroom

5'11 x 5'04 (1.80m x 1.63m)

Outside

To the front, the property features a block-paved driveway providing off-road parking for two vehicles, along with side access leading to the rear garden.

The rear garden is a standout feature — a fully enclosed, private space designed for low-maintenance living. Directly adjoining the house is an attractive wooden decked area, perfect for al fresco dining or summer barbecues, leading onto an astro-turfed lawn that ensures year-round greenery with minimal upkeep. The garden provides a safe and pleasant environment for children to play or for entertaining friends and family.

Floor Plan



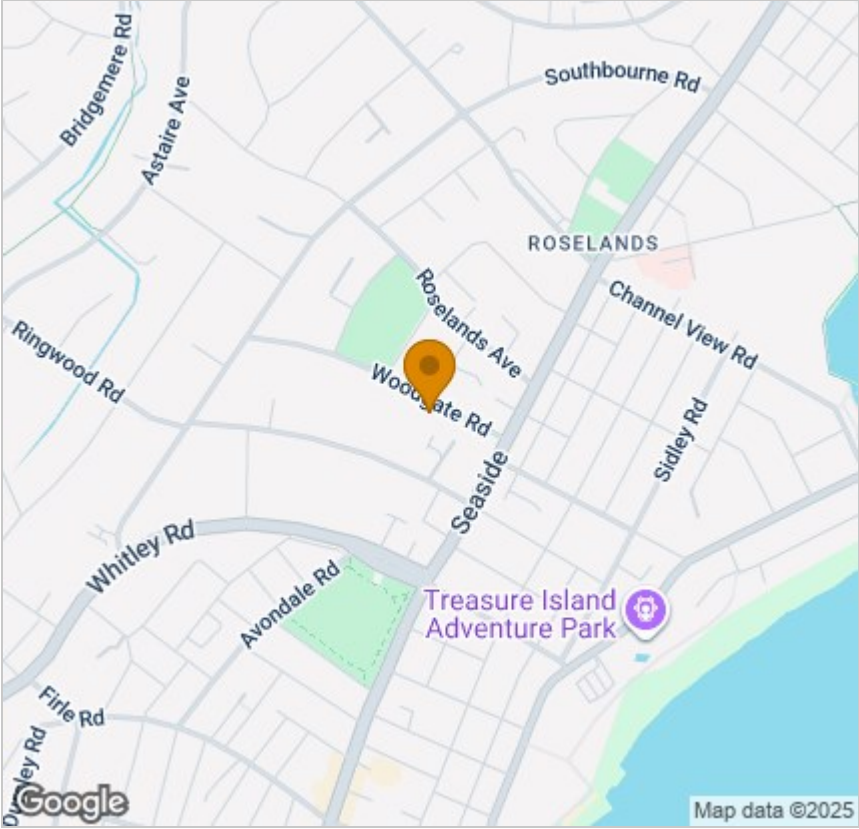
Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

