



**Woodcroft Drive, Eastbourne BN21 2XP**

**welcome to**

**Woodcroft Drive, Eastbourne**

Fox & Sons are delighted to offer to the market this fantastic detached family home situated in the highly popular Little Ratton location. This location is favourable with families due to the local 'Ratton' school with good Ofsted reports. It also falls close to Willingdon golf course and bus routes



### **Entrance Porch**

Double glazed window and door to the front aspect.

### **Entrance Hall**

Window and door to the front aspect. Shelved cupboard currently used as a drying room. Radiator.

### **Inner Hall**

Double glazed door and window to the rear aspect. Door leading to garage.

### **Dining Room**

8' 4" x 10' 2" ( 2.54m x 3.10m )

Double glazed window to the rear aspect. Radiator. Serving hatch from the kitchen. Wood block flooring under the carpets. Sliding doors leading to:

### **Lounge**

20' 3" x 11' 9" ( 6.17m x 3.58m )

Double glazed window to the front aspect. Window to the rear aspect. Radiator. Wood block flooring under the carpets. Gas fired fire with a marble hearth. Door leading to:

### **Upvc Conservatory**

14' 8" x 6' 9" ( 4.47m x 2.06m )

Double glazed window to the side and rear aspect. Double glazed door to the side aspect. Electric heater. Lights.

### **Kitchen**

10' 5" max x 9' 9" max ( 3.17m max x 2.97m max )

A range of wall and base units with work top over incorporating a granite sink and drainer unit with mixer taps. Matching built in breakfast bar. Space and plumbing for dishwasher. Electric oven and hob with extractor fan above. Serving hatch to dining room. Radiator. Double glazed window to the rear aspect. Door leading to:

### **Utility Room**

Double glazed window to the side aspect. Space and plumbing for washing machine. Electric heater.

### **Downstairs Shower Room**

Incorporating a shower cubicle. Low level W.C. Wash hand basin. Window to the front aspect.

### **First Floor Landing**

Open wooden stairs leading from ground floor to first floor landing. Double glazed window to the front aspect. Large shelved cupboards. Loft access via retractable ladder. Loft is almost fully boarded.

### **Bedroom 1**

13' x 9' 11" ( 3.96m x 3.02m )

Double glazed window to the rear aspect. Built in wardrobes and matching fitted vanity unit. Radiator.

### **Bedroom 2**

10' 1" max x 11' 11" max ( 3.07m max x 3.63m max )

Double glazed window to the front aspect. Built in wardrobes. Radiator.

### **Bedroom 3**

8' 10" x 10' 6" ( 2.69m x 3.20m )

Double glazed window to the rear aspect. Radiator.

### **Bedroom 4**

10' x 6' 5" ( 3.05m x 1.96m )

Double glazed window to the rear aspect. Radiator.

### **Bathroom**

Incorporating a bath with mixer taps and over head shower attachment. Wash hand basin. Low level W.C. Heated towel rail.

### **Rear Garden**

Tiered rear garden mostly laid to lawn with flower beds, mature trees and shrubs. Patio area. Greenhouse and shed with power and lighting.

### **Garage**

Up and over door to front aspect. Door to rear aspect. Power and lighting.

### **Parking**

Off street parking available.



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## Woodcroft Drive, Eastbourne

- Detached House
- Four Bedrooms
- Garage & Off-Road Parking
- Two Bathrooms
- Dual Aspect Living Room

Tenure: Freehold EPC Rating: D



# £500,000

Total floor area 153.0 sq.m. (1,647 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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