



Woodland Avenue, Eastbourne BN22 0HG

welcome to

Woodland Avenue, Eastbourne

A well-presented three bedroom detached family home with two reception rooms, kitchen, family bathroom, front and rear gardens, garage and off-road parking located within a sought after road in west Hampden park. Call to book a viewing.



Entrance Porch

Double glazed window to the front and side aspect.
Double glazed door to the side aspect.

Entrance Hall

Double glazed door to the front aspect.

Lounge

27' 2" max x 19' 11" max (8.28m max x 6.07m max)
Double glazed window to the front and side aspect.
Under stairs cupboard. Gas fire place. Radiator.

Dining Room

11' 11" x 9' 11" (3.63m x 3.02m)
Double glazed window to the side and rear aspect.
Double glazed door to the side aspect. Electric radiator.

Kitchen

10' 4" x 10' 5" (3.15m x 3.17m)
A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit.
Double electric oven with gas hob. Double glazed window to the rear aspect. Door to the side aspect.

Utility Room

13' 5" x 8' 3" (4.09m x 2.51m)
A range of base units with work top over incorporating a stainless steel sink and drainer unit.
Space and plumbing for washing machine. Double glazed window to the rear and side aspect. Double glazed door to the rear aspect. Door leading to:

Lean To

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

Downstairs Cloakroom

Double glazed window to the side aspect. Low level W.C. Wash hand basin. Radiator.

First Floor Landing

Stairs leading from ground floor to first floor landing.
Double glazed window to the side aspect. Loft access. Airing cupboard containing boiler.

Bedroom 1

13' 8" x 11' 2" (4.17m x 3.40m)
Double glazed window to the front aspect. Built in wardrobes. Radiator.

Bedroom 2

11' x 11' 11" (3.35m x 3.63m)
double glazed window to the ear aspect. Built in wardrobes. Radiator. Wash hand basin.

Bedroom 3

10' 2" x 8' 5" (3.10m x 2.57m)
Double glazed window to the front aspect. Radiator.

Bathroom

Comprising a corner bath with mixer taps and over head shower attachment. A shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Double glazed window to the rear aspect.

Rear Garden

Paved patio seating area with an area being mostly laid to lawn. Garden shed. Pathways. Mature trees and shrubs. Outside garden tap.

Garage

Electric up and over door. Power and lighting.
Double glazed window to the rear aspect.



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welcome to

Woodland Avenue, Eastbourne

- DETACHED HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GARAGE AND DRIVEWAY
- GOOD SIZE REAR GARDEN

Tenure: Freehold EPC Rating: D

£525,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
EBN118515 - 0002

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