



Woodgate Road, Eastbourne, BN22 8PD

welcome to

Woodgate Road, Eastbourne

A CHAIN FREE semi-detached family home with garage occupying a generous corner plot in the ever sought after Roselands area. Benefiting from three double bedrooms, family bathroom, en suite, downstairs cloakroom, bay fronted lounge and separate dining room.



Entrance Hall

Window and door to the front aspect. Radiator. Under stairs cupboard.

Lounge

16' into bay x 11' 2" (4.88m into bay x 3.40m)
Double glazed bay window to the front aspect. Radiator.

Dining Room

13' 4" x 11' 2" into recess (4.06m x 3.40m into recess)
Window and door to the rear aspect. Radiators.

Kitchen

9' 8" x 7' 8" (2.95m x 2.34m)
A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Space for cooker. Space and plumbing for washing machine. Double glazed window to the side aspect.

Cloakroom

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

First Floor Landing

Loft access. Window to the side aspect.

Bedroom 1

13' 5" x 9' 11" into recess (4.09m x 3.02m into recess)
Window to the rear aspect. Built in wardrobe. Radiator.

En - Suite

Comprising a shower cubicle with electric over head shower attachment. Low level W.C. Wash hand basin with vanity unit. Extractor fan. Double glazed window to the rear aspect.

Bedroom 2

16' 7" into bay x 8' 6" plus wardrobe (5.05m into bay x 2.59m plus wardrobe)
Bay window to the front aspect. Radiator. Built in wardrobe.

Bedroom 3

9' 9" max x 9' max (2.97m max x 2.74m max)
Window to the front aspect. Radiator.

Bathroom

Comprising a bath with mixer taps and over head power shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Cupboard containing boiler. Extractor fan. Double glazed window to the side aspect.

Utility Room

Space for tumble dryer. Door and window to the rear aspect.

Wrap Around Garden

Hardstanding area with area laid to lawn. Mature trees and shrubs. Access to the front.

Detached Garage

Up and over door. Window to the rear aspect.

Parking

Driveway to the front of the property.



Total floor area 124.7 m² (1,342 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



view this property online fox-and-sons.co.uk/Property/EBN119962



welcome to

Woodgate Road, Eastbourne

- SEMI DETACHED HOUSE
- THREE DOUBLE BEDROOMS
- EN SUITE
- LOUNGE & SEPARATE DINING ROOM
- DOWNSTAIRS W.C

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£365,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN119962



Property Ref:
EBN119962 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01323 410911



Eastbourne@fox-and-sons.co.uk



19 Cornfield Road, EASTBOURNE, East Sussex,
BN21 4QD



fox-and-sons.co.uk