

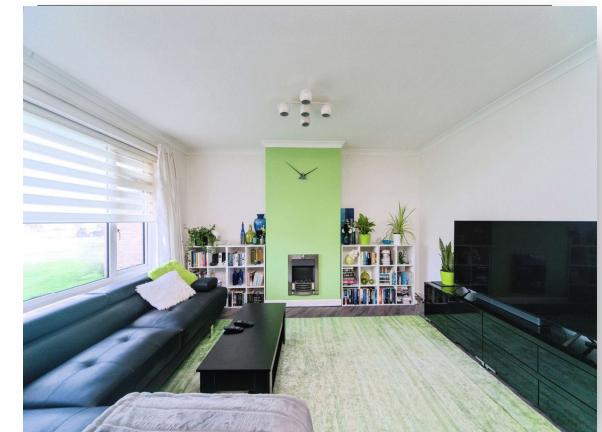


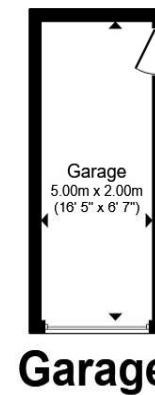
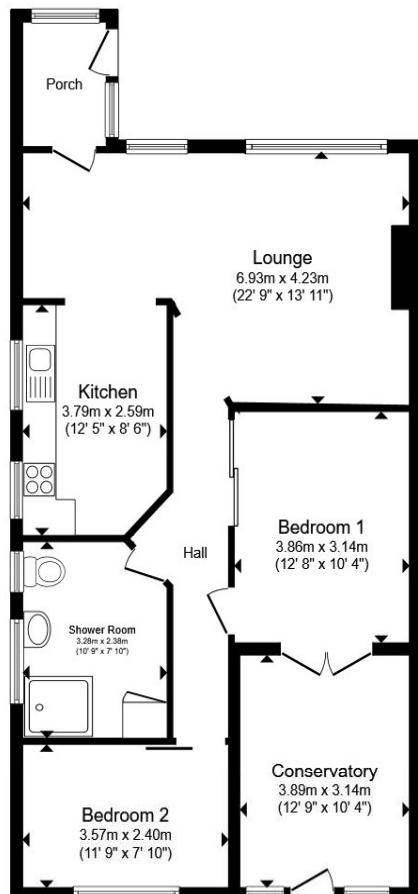
Woodpecker Road, Eastbourne BN23 7RD

welcome to

Woodpecker Road, Eastbourne

Fox and Sons bring to market this thoughtfully adapted two bedroom semi-detached home offering generous living space, beautifully maintained gardens. Designed with accessibility and open-plan living in mind, the property features a stylish kitchen, wet room & conservatory opening directly outside.





Total floor area 98.3 m² (1,058 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.propertybox.io

Entrance Porch

Lounge

22' 9" x 13' 11" (6.93m x 4.24m)

Entrance Hall

Kitchen

12' 5" x 8' 6" (3.78m x 2.59m)

Bedroom One

12' 8" x 10' 4" (3.86m x 3.15m)

Conservatory

12' 9" x 10' 4" (3.89m x 3.15m)

Bedroom Two

11' 9" x 7' 10" (3.58m x 2.39m)

Shower Room

10' 9" x 7' 10" (3.28m x 2.39m)

Rear Garden

Garage

welcome to

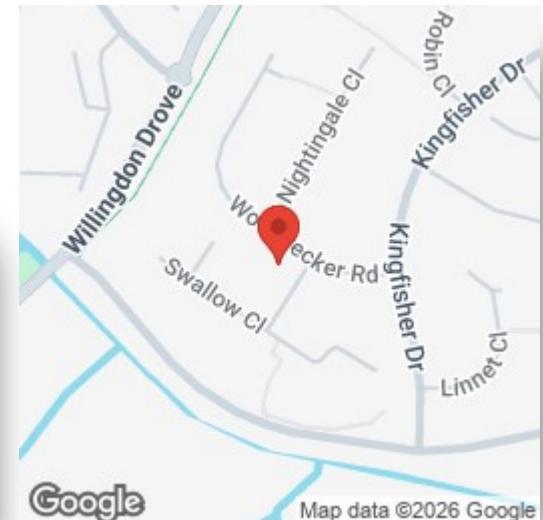
Woodpecker Road, Eastbourne

- Two bedroom semi-detached home
- Driveway parking and garage
- Spacious lounge with dining arrangement
- Modern fitted kitchen with integrated appliances
- Adapted for wheelchair access and level living

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£350,000



view this property online fox-and-sons.co.uk/Property/LGL111783

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.



Property Ref:
LGL111783 - 0002



01323 735561



langney@fox-and-sons.co.uk



20 Winston Crescent, Langney, EASTBOURNE,
East Sussex, BN23 6NL



fox-and-sons.co.uk