

34 Woodgate Road,
Eastbourne, BN22 8PA

Freehold

£499,950



6 Bedroom 4 Reception 1 Bathroom



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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



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An incredibly spacious six bedroom semi detached house that provides versatile living accommodation. Enviably situated in the Roselands, within comfortable walking distance of the seafront local schools and shops, the house is being offered CHAIN FREE and sits in sizeable gardens to the rear and off road parking for two vehicles to the front. Benefits include a bay windowed lounge, dining room, breakfast room, fitted kitchen, family room and ground floor cloakroom. The first floor comprises of three bedrooms, a cloakroom and refitted shower room and a permanent staircase leads to the second floor with three further bedrooms and walk in storage area. With the level of accommodation on offer, an internal inspection is considered essential.

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Main Features

- Entrance
uPVC patio doors to-
- **Semi Detached House Arranged Over 3 Floors**
Entrance Porch
Tiled flooring. Frosted double glazed window. Door to-
Entrance Hallway
Radiator. Picture rail. Dado rail. Understairs cupboard. Stairs to first floor. Frosted double glazed window.
- **6 Bedrooms**
Cloakroom
Low level WC> Wall mounted fan hearer. Frosted double glazed window.
- **Cloakroom**
Lounge
17'8 x 12'9 (5.38m x 3.89m)
Radiator. Stripped floorboards. Double glazed bay window to front aspect.
- **Lounge**
- **Dining Room**
Dining Room
14'5 x 10'4 (4.39m x 3.15m)
Radiator. Wood effect flooring. Picture rail. Opening to-
- **Family Room**
Family Room
11'2 x 7'9 (3.40m x 2.36m)
Wood effect flooring. TV point. French doors to garden.
- **Kitchen & Breakfast Room**
Kitchen
11'3 x 10'4 (3.43m x 3.15m)
Fitted range of wall and base units. Solid wood worktops with inset single drainer one and a half bowl sink unit with mixer tap. Fitted gas hob and electric double oven. Plumbing and space for washing machine. Undercounter fridge. Part tiled walls. Double glazed windows to side and rear aspects.
- **Shower Room & Separate WC**
Shower Room
2'7m x 2'0m (7'1" x 6'6")
Shower cubicle with rainwater shower head. Vanity unit with inset wash hand basin with cupboards below and mixer tap. Airing cupboard housing hot water cylinder with slatted shelving. Heated towel rail. Marble effect panelled walls. Frosted double glazed window.
- **Lawned Gardens & Off Road Parking**
Breakfast Room
10'3 x 8'4 (3.12m x 2.54m)
Stripped floorboards. Radiators. Wall mounted boiler. Picture rail. Double glazed windows to side aspect.
- **CHAIN FREE**
Stairs from Ground to First Floor Landing:
Radiator. Dado rail. Double glazed window. Stairs to second floor.
Bedroom 1
17'4 x 11'1 (5.28m x 3.38m)
Radiator. Stripped floorboards. Picture rail. Double glazed window to front aspect.
Bedroom 2
14'0 x 10'7 (4.27m x 3.23m)
Radiator. Picture rail. Double glazed window to rear aspect.
Bedroom 3
7'9 x 7'9 (2.36m x 2.36m)
Radiator. Double glazed door to sun balcony (9'0 x 2'9) overlooking the front elevation.
Shower Room
Shower cubicle with rainwater shower head. Vanity unit with inset wash hand basin with cupboards below and mixer tap. Airing cupboard housing hot water cylinder with slatted shelving. Heated towel rail. Marble effect panelled walls. Frosted double glazed window.
Cloakroom
Low level WC. Double glazed window.
Stairs from First to Second Floor:
Skylight.
Bedroom 4
13'1 x 11'0 (3.99m x 3.35m)
Radiator. Stripped floorboards. Picture rail. Double glazed window to front aspect.
Bedroom 5
13'1 x 11'5 (3.99m x 3.48m)
Stripped floorboards. Radiator. Picture rail. Double glazed window to rear aspect.

Bedroom 6
9'8 x 6'1 (2.95m x 1.85m)
Skylight to rear aspect.

Store Room
Spacious walk in storage room.

Outside
To the front there is off road parking for two vehicles.

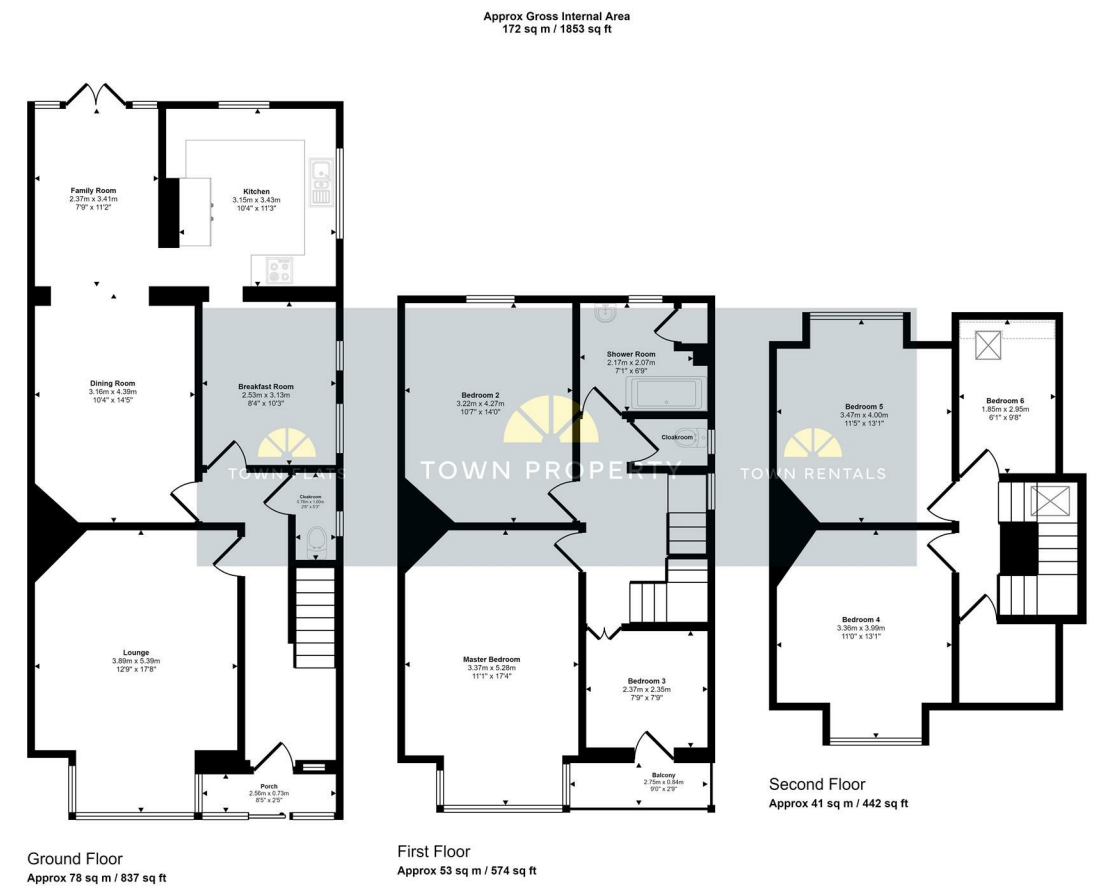
The wonderful rear gardens have mature shrubs and well stocked flower beds. Patio leads to a lawned section, an area of artificial lawn and timber shed and summerhouse. There is gated access to the side.

Council Tax Band = D

EPC = D

Agents Note:

N.B. - Please note that we have been advised by our clients that this property is of a non standard construction, it is principally built of concrete, our clients have advised that there never has been an issue with regards to borrowing on it, any further queries please contact our office.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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