






TOWN PROPERTY



01323 412200

Freehold

 3 Bedroom  1/2 Reception  1 Bathroom

Guide Price
£365,000 - £375,000



14 Woodgate Road, Eastbourne, BN22 8PA

*** GUIDE PRICE £365,000 - £375,000 ***

Conveniently located in Roselands within close walking distance of the beach, nearby shops and recreation grounds, this attractive semi detached house has three bedrooms and a spacious sitting room. The property features a well-equipped kitchen/breakfast room with integrated appliances and this is complimented by a modern bath & shower room/wc. Presented to a good standard of decoration throughout, there is also large rear garden. Eastbourne's picturesque Seafront and the Town Centre are easily accessible and nearby bus services run into town. There area is also well served by local schools. The vendor has advised that there is a potential option for the property to be sold with furnishings and appliances.

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Main Features

- Semi Detached House
- Ground Floor Cloakroom
- Lounge
- Kitchen/Dining Room
- Bathroom/WC
- Patio & Lawn Rear Garden
- Garage
- Double Glazing & Gas Central Heating Throughout
- Close to Local Shops and Seafront

Entrance
Double glazed sliding door to-

Porch
Tiled floor. Door to-

Ground Floor Cloakroom
Wall mounted wash hand basin with mixer tap and cupboard below. Low level WC. Radiator. Wood effect flooring. Frosted double glazed window.

Hallway
Radiator. Dado rail. Picture rail. Stairs to first floor. Understairs cupboard. Wood effect flooring.

Lounge
12'4 x 11'10 (3.76m x 3.61m)
Coved ceiling. Picture rail. Feature fireplace with tiled hearth. Radiator. Double glazed bay window to front aspect.

Kitchen/Dining Room
22'4 x 17'8 (6.81m x 5.38m)
Fitted range of wall and base units, worktops with inset one and a half bowl sink unit with mixer tap. Range cooker. Island with breakfast bar. Space for upright fridge freezer. Space and plumbing for washing machine. Part tiled walls. Wood laminate flooring. Contemporary style radiator. Fireplace with inset wood burner. Double glazed patio to garden.

Stairs from Ground to First Floor Landing
Loft hatch (not inspected). Double glazed window.

Bedroom 1
13'2 x 9'11 (4.01m x 3.02m)
Radiator. Carpet. Fitted wardrobe. Coved ceiling. Double glazed window to rear aspect.

Bedroom 2
12'1 x 10'4 (3.68m x 3.15m)
Radiator. Carpet. Double glazed window to front aspect.

Bedroom 3
10'5 x 7'9 (3.18m x 2.36m)
Radiator. Built in cupboard. Carpet. Double glazed window to rear aspect.

Bathroom/WC
White suite comprising of panelled bath with chrome mixer tap, wall mounted shower and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Inset spotlights. Part tiled walls. Extractor fan. Frosted double glazed window.

Outside
The rear garden provides a high level of seclusion, mainly laid to lawn there is an area of patio, mature trees and shrubs that fill the flower beds. There is gated side access. Door to-

Garage
Up and over door.

EPC = D

COUNCIL TAX BAND = D

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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.