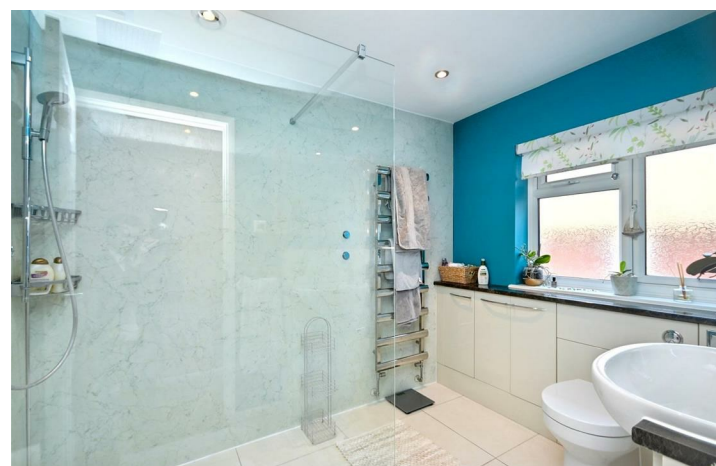


46 Woodland Avenue,
Eastbourne, BN22 0HQ

Freehold
Guide Price
£650,000 - £675,000



4/5 Bedroom 3/4 Reception 2 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.



TOWN PROPERTY



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Freehold

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4/5 Bedroom 3/4 Reception 2 Bathroom



46 Woodland Avenue, Eastbourne, BN22 0HQ

*** GUIDE PRICE £650,000 - £675,000 ***

A spacious and beautifully enhanced detached four-bedroom family home, enjoying views of the South Downs from a highly desirable location on the Eastbourne and Willingdon border. Situated just three miles from Eastbourne Town Centre along with scenic downland close by. Occupying a prime corner plot, this property has been thoughtfully and extensively updated over the years to create an exceptional family residence. The generous ground floor layout features three reception rooms, a dining area, and an L-shaped kitchen/breakfast room. The current owners report that the solar panel system generates over £1,000 annually, in addition to delivering near-zero electricity costs. An internal viewing is highly recommended to fully appreciate the charm and appeal of this delightful home and its attractive garden surroundings.

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Guide Price
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Main Features	Entrance	Bedroom 1
	Front door to-	15'1 x 14'6 (4.60m x 4.42m)
	Porch	Radiator. Carpet. Fitted range of Sharps furniture including floor to ceiling wardrobe, dressing table and drawers. Double glazed window to rear and side aspects. Door to-
	Double glazed windows. Inner door to-	
	Hallway	En Suite Shower Room/WC
	Radiator. Stairs to first floor	Walk in shower with shower screen, wall mounted shower and rainfall showerhead. Low level WC with concealed cistern. Wall mounted wash hand basin with mixer tap and vanity unit under. Inset spotlights. Tiled flooring with underfloor heating. Extractor fan. Heated towel rail. Frosted double glazed window.
	Cloakroom	Bedroom 2
	Low level WC with concealed cistern. Wall mounted wash hand basin with mixer tap and cupboard below. Heated towel rail. Extractor fan. Frosted double glazed window.	13'8 x 9'9 (4.17m x 2.97m)
	Lounge	Radiator. Carpet. Range of Sharps fitted furniture including desk unit, floor to ceiling wardrobes and book shelving. Double glazed window to front aspect.
	15'5 x 15'5 (4.70m x 4.70m)	
Radiator. Range of Sharps fitted cabinets. Double glazed window to rear and side. Double glazed double doors to rear garden.	Bedroom 3	
Open Plan Dining Room	15'9 x 9'10 (4.80m x 3.00m)	
15'3 x 11'10 (4.65m x 3.61m)	Carpet. Radiator. Fitted range of Sharps furniture including floor to ceiling wardrobes, desk unit and overhead storage cupboards. Two double glazed windows to side aspect.	
Radiator. Range of Sharps fitted book shelving. Double glazed window to side aspect.	Bedroom 4	
Reception Room 3/Study	11'7 x 11'3 (3.53m x 3.43m)	
15'3 x 9'3 (4.65m x 2.82m)	Carpet. Radiator. Fitted Sharps floor to ceiling wardrobes. Double glazed window to front aspect.	
Inset spotlights. Underfloor heating. Fitted range of Sharps furniture including cabinets and book shelving. Double glazed double door to rear garden.	Shower Room/WC	
Reception Room 4/Bedroom 5	Walk in shower with shower screen, wall mounted shower and rainfall shower head. Low level WC with concealed cistern. Wall mounted wash hand basin with mixer tap and vanity unit under. Heated towel rail. Inset spotlights. Tiled flooring with underfloor heating. Extractor fan. Frosted double glazed window.	
17'9 x 9'3 (5.41m x 2.82m)		
Inset spotlights. Underfloor heating. Fitted range of Sharps furniture including cabinets and book shelving. Double glazed window to front aspect.	Outside	
'L' Shaped Kitchen/Breakfast Room	South westerly facing with views towards the South Downs. Laid mainly to lawn, borders containing a range of fruit tree, shrubs and an ornamental lily pond. There is also an outside tap. Large timber framed garden room. The solar panels are owned.	
19'9 x 15'5 (6.02m x 4.70m)		
Range of wall and base units, surrounding polished granite worktops with inset butlers sink and mixer tap. Rangemaster range oven and grill with five ring gas hob and extractor over. Space for American style fridge freezer. Space and plumbing for washing machine. Integrated dishwasher. Bench seating for breakfast area. Heated towel rail. Double glazed windows to front and side aspects. Door to garden.	Parking	
Stairs from Ground to First Floor Landing	Generous off road parking along with EV charging point and storage battery under side passage.	
Radiator. Carpet. Access to boarded loft (not inspected). Double glazed windows.	AGENTS NOTE:	
	Observatory and hot tub may be available subject to agreement.	
	EPC = B	
	COUNCIL TAX BAND = F	