



14 Woodland Avenue, Eastbourne, BN22 0HE

Price £675,000 | Freehold

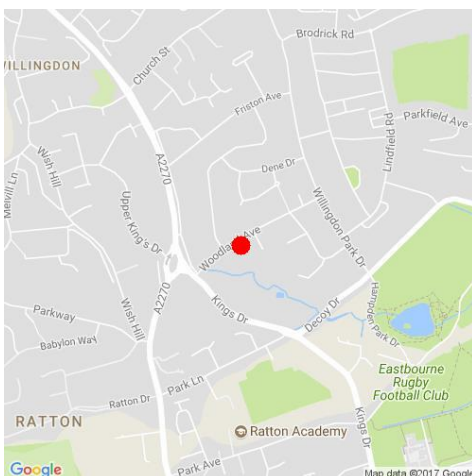
**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962



A beautifully appointed detached residence of individual design with four double bedrooms enjoying a wonderful aspect over the delightful mature southerly facing gardens and a copse beyond providing a park-like setting. The house has been the subject of considerable improvement by the present owners including a ground floor extension and loft conversion. The accommodation includes a pleasant dual aspect sitting room with casement doors opening onto the patio with a 100' southerly rear garden beyond. The modern 19' kitchen is well appointed and has a comprehensive range of matching wall and base units with quartz work tops and a variety of integrated appliances including an under counter fridge and freezer, dishwasher, washing machine and a convenient breakfast bar. The kitchen leads into the extended dining/family room which fully exploits the delightful gardens views. There are two bedrooms, a study/occasional bedroom and luxuriously appointed 10' x 9' bathroom with free standing bath and oversized walk-in shower cubicle on the first floor, with two further double bedrooms on the second floor. There is ample off road parking in addition to the garage at the front of the house which is set well back from the road. Other benefits include gas central heating and sealed unit double glazed windows. Located in the favoured West Hampden Park area, schools catering for most age groups are in the vicinity, whilst Hampden Park centre and railway station are less than one mile distant.







### At a Glance:

- Four double bedrooms
- Luxuriously appointed kitchen
- Dual aspect sitting room
- Modern 19' kitchen with integrated appliances
- 22' dining/family room
- Magnificent southerly facing gardens
- Gas central heating
- Sealed unit double glazing

### Accommodation:

#### FRONT DOOR

#### HALL

#### CLOAKROOM/WC

#### SITTING ROOM

16'0" (4.88m) x 12'0" (3.66m)

#### KITCHEN

19'2" (5.84m) x 8'10" (2.69m)

#### DINING/FAMILY ROOM

22'6" (6.86m) x 10'0" (3.05m)

#### LANDING

#### BEDROOM 1

16'0" (4.88m) x 12'0" (3.66m)

#### BEDROOM 2

10'2" (3.1m) x 8'9" (2.67m)

#### STUDY/OCCASIONAL BEDROOM 5

6'6" (1.98m) x 5'7" (1.7m) To Wardrobe

#### SECOND FLOOR LANDING

#### BEDROOM 3

12'4" (3.76m) x 11'8" (3.56m)

#### BEDROOM 4

12'4" (3.76m) x 11'8" (3.56m)

#### OUTSIDE:

#### GARAGE

#### REAR GARDEN

Southerly facing approximately 100'

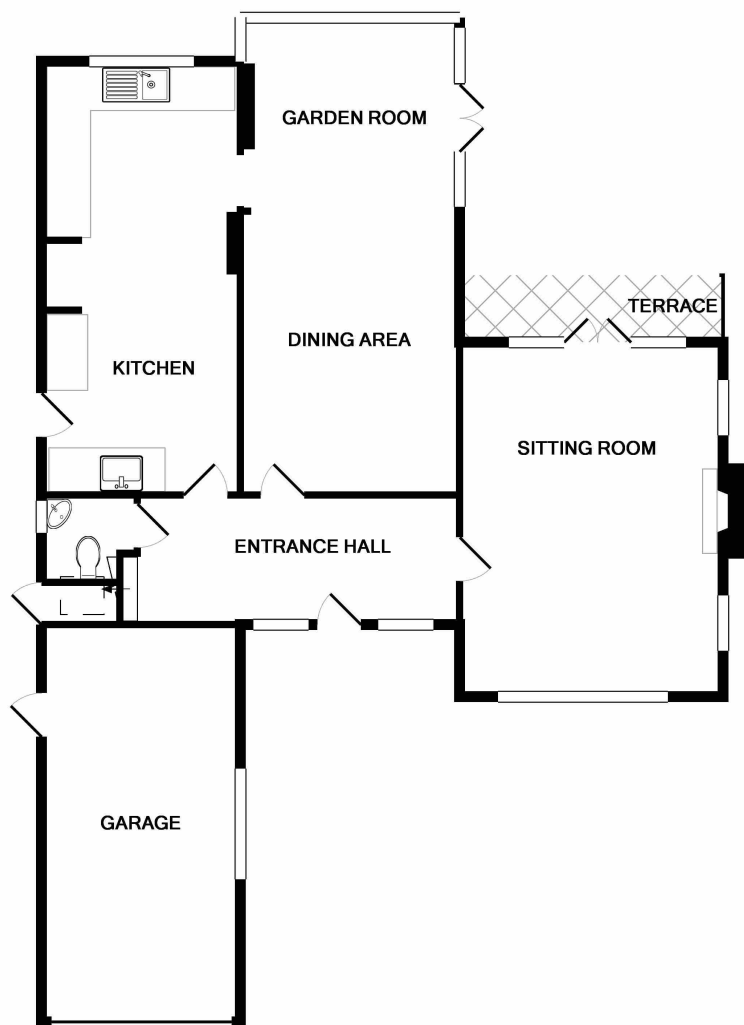
#### COUNCIL TAX:

Band "D"

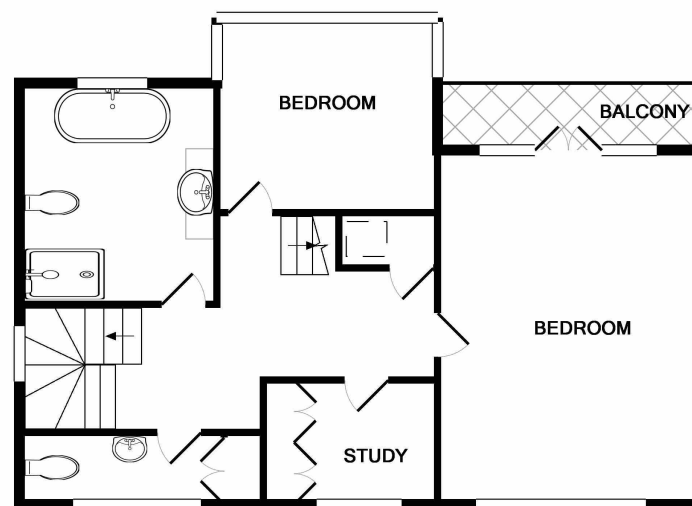
#### EPC

"D"

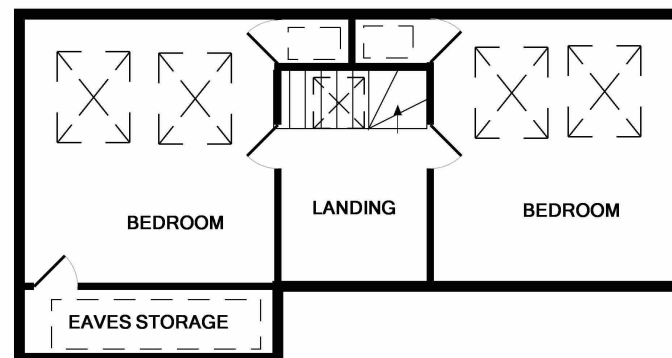




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

**LS** Leaper  
Stanbrook

5 Gildredge Road, Eastbourne BN21 4RB  
**01323 416716**

28 Meads Street, Eastbourne BN20 7QY  
**01323 737962**

website  
[www.leaperstanbrook.co.uk](http://www.leaperstanbrook.co.uk)

email  
[sales@leaperstanbrook.co.uk](mailto:sales@leaperstanbrook.co.uk)