



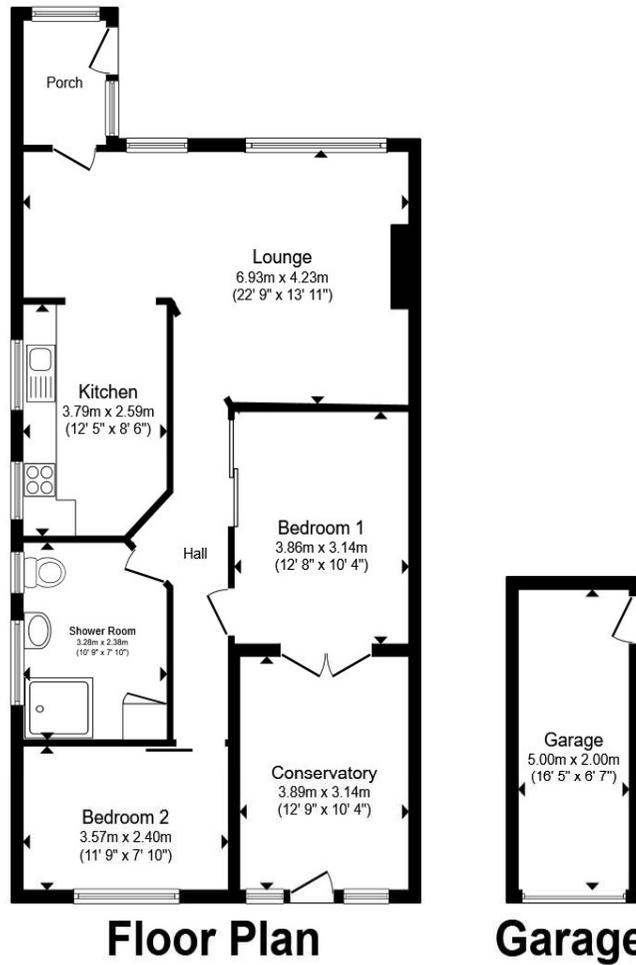
**Woodpecker Road, Eastbourne BN23 7RD**

**welcome to**

**Woodpecker Road, Eastbourne**

\*\*\* GUIDE PRICE £325,000 - £350,000 \*\*\* 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.





**Floor Plan**

**Garage**

**Entrance Porch**

**Entrance Hall**

**Lounge**

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

**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**

Total floor area 98.3 m<sup>2</sup> (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](http://www.propertybox.io)



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## Woodpecker Road, Eastbourne

- \*\*\* GUIDE PRICE £325,000 - £350,000 \*\*\* 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

guide price

**£325,000 - £350,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/LGL111783](https://fox-and-sons.co.uk/Property/LGL111783)



Property Ref:  
LGL111783 - 0004

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