



57 Wordsworth Drive

Eastbourne, Eastbourne

Spacious one-bedroom ground floor flat in Poets Estate with double aspect living room, private gardens, allocated parking for two cars, double glazing, and great local amenities nearby. Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Ground Floor Purpose Built Flat Garden
- Two Areas of Private Garden
- Double Bedroom with French Doors Opening to Private Rear Garden
- Double Aspect Living Room with attractive bay.
- Fitted Kitchen
- Allocated parking For Two Vehicles
- Double Glazing and Gas Central Heating
- Located on the Popular Poets Estate
- Close to Shops, local amenities and Schools
- Council Tax Band A





Hallway The entrance features a private uPVC door leading into a welcoming hallway, complete with a radiator and a built-in cupboard for practical storage.

Double Aspect Living Room (11' 1" x 9' 8") This warm room has a radiator and coved ceiling, with a designated TV point. Natural light floods in through double-glazed side windows and a bay window, offering serene views of the lush rear garden.

Kitchen (9' 7" x 6' 4") The kitchen boasts fitted wall and base units for ample storage, complemented by a sleek worktop and an inset single drainer sink with a modern mixer tap. It includes a built-in electric hob, oven, plumbing for a washing machine, and a wall-mounted gas boiler. A double-glazed window brightens the space.

Double Bedroom (11' 2" x 7' 9") This cosy bedroom features a radiator and a spacious built-in wardrobe. Double-glazed French doors open to a tranquil rear garden, blending indoor comfort with outdoor relaxation.

Bathroom The bathroom includes a panelled bath with a wall-mounted electric shower, a low-level WC, and a wash basin with a classic pedestal. Partially tiled walls and a contemporary ladder-style radiator enhance the modern feel, while an extractor fan and obscure double-glazed window maintain privacy.





Rear Garden

The rear garden enjoys a delightful southerly aspect, featuring a serene atmosphere marked by a fenced boundary and a charming timber gate. A paved path meanders through the space, leading you to a lush lawn that sprawls invitingly across the area. At the heart of the garden, a tranquil pond serves as a captivating water feature, enhancing the natural beauty and providing a perfect spot for relaxation.

Second Garden

A charming gap in the mature hedging reveals a secluded second garden, creating an inviting space ideal for al fresco dining. This hidden oasis, surrounded by flourishing shrubs, offers a perfect backdrop for enjoying meals under the open sky.

ALLOCATED PARKING

2 Parking Spaces

Two allocated parking spaces within a communal car park.

