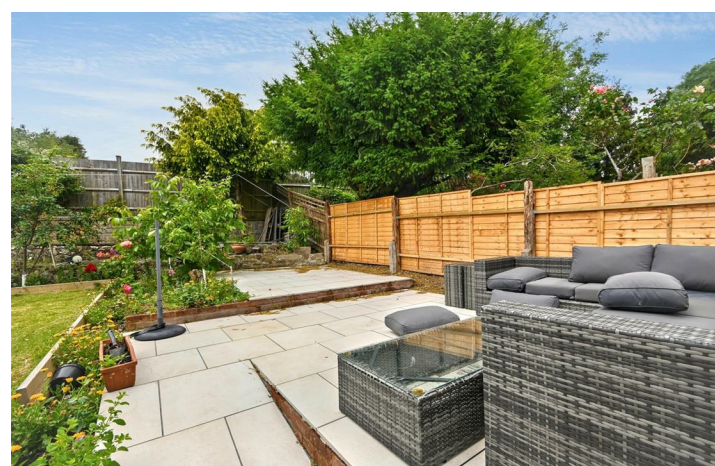
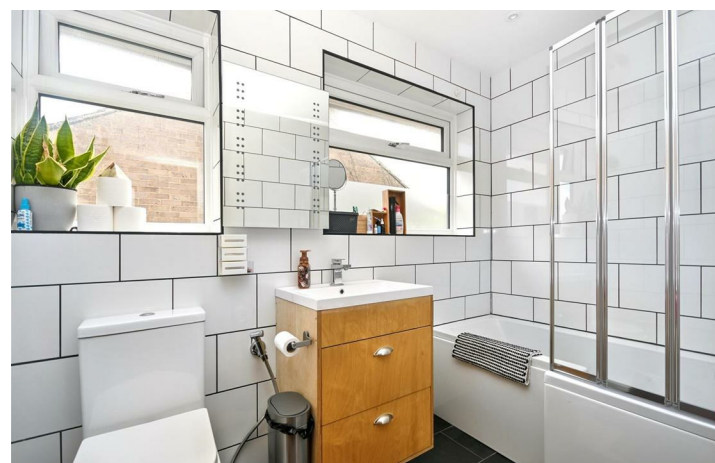


18 Woodcroft Drive,
Eastbourne, BN21 2XP

Freehold

£535,000



4 Bedroom 1/2 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

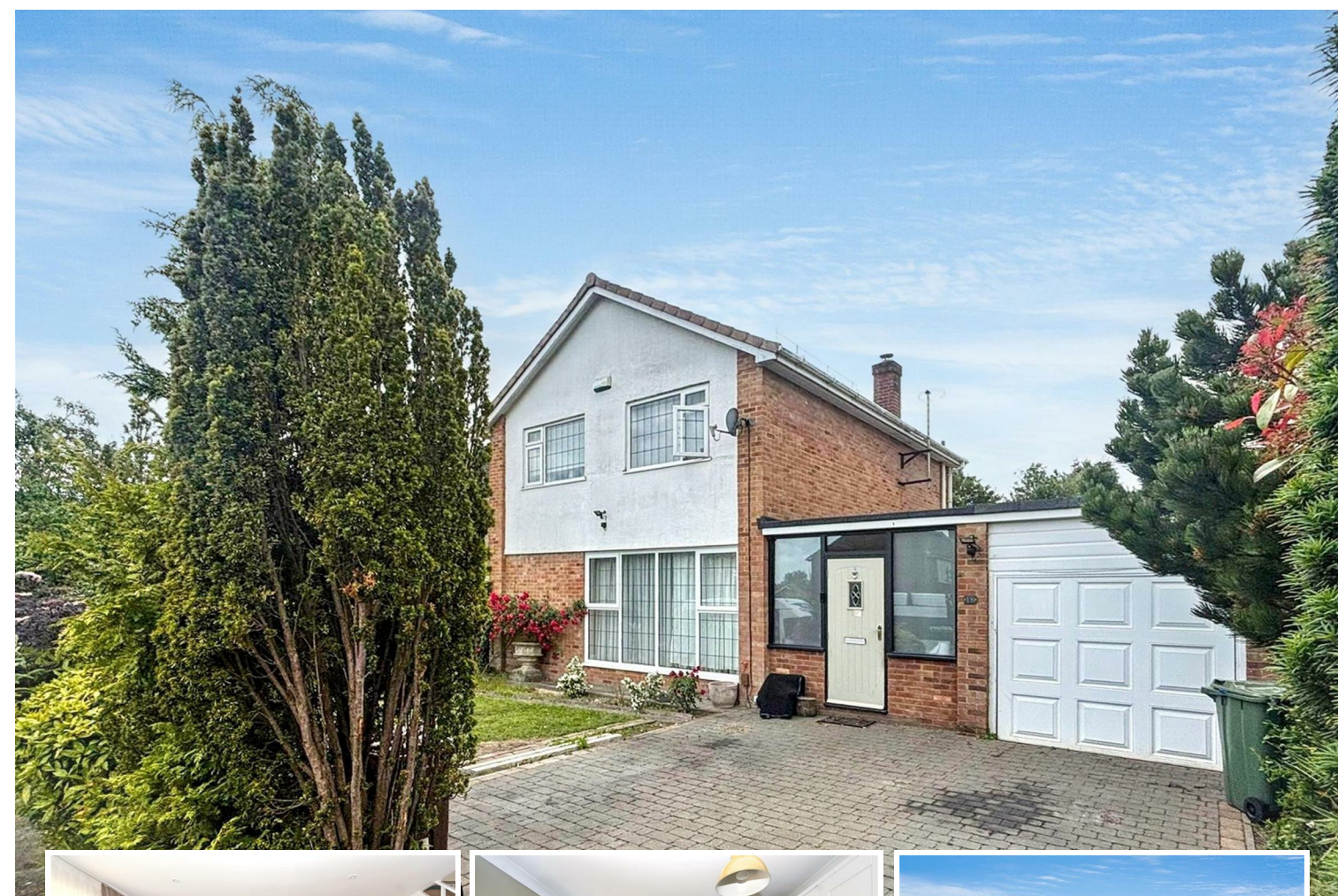


01323 412200

Freehold

4 Bedroom 1/2 Reception 2 Bathroom

£535,000



18 Woodcroft Drive, Eastbourne, BN21 2XP

GUIDE PRICE £535,000 - £545,000

A wonderful four bedroom detached house that has undergone significant improvement and is finished to a very high standard throughout. Enviably situated in Ratton the house provides spacious and well proportioned accommodation comprising of a large entrance porch, hallway with storage and utility cupboards, a ground floor shower room, stunning refitted kitchen with integrated appliances, dekton worktops and double glazed new wave doors to the landscaped rear garden. The first floor comprises of four bedrooms all with oak flooring and a luxury family bathroom. To the front there is a driveway providing off road parking and access to the garage with its electric up and over door, power and light. An internal inspection comes highly recommended.

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18 Woodcroft Drive, Eastbourne, BN21 2XP

£535,000

Main Features

- Beautiful Detached House

• 4 Bedrooms

• Ground Floor Shower Room/WC

• Lounge

• Kitchen/Dining Room

• Family Bathroom/WC

• Stunning Landscaped Rear Garden

• Driveway

• Garage

• CHAIN FREE
- Entrance

Front door to-

Brick Built Porch

9'9 x 9'0 (2.97m x 2.74m)

Wood effect flooring. Inset spotlights. Wall lights. Door to garage. Inner door to-

Hallway

Wood effect flooring. Fitted bench with overhead storage. Built in cupboard with hanging rail. Cupboard with space and plumbing for washing machine and tumble dryer and houses the gas boiler. Double glazed window to rear. Double glazed door to garden.

Ground Floor Shower Room/WC

Walk in shower enclosure. Low level WC. Wash hand basin with mixer tap and vanity unit below. Inset spotlights. Heated towel rail. Fully tiled walls. Frosted double glazed window.

Lounge

20'0 x 15'9 (6.10m x 4.80m)

Radiator. Wood effect flooring. Stairs to first floor. Fitted recessed cupboards and shelving. Log burner with floating oak mantle above. Inset spotlights. Double glazed window to front aspect. Double doors to-

Kitchen/Dining Room

11'1 x 9'10 / 12'9 x 9'7 (3.38m x 3.00m / 3.89m x 2.92m)

Luxury range of refitted wall and base units, stunning dektion worktop with inset sink unit and extendable mixer tap. Four ring gas hob and eye level electric oven. Built in microwave. Integrated fridge freezer and dishwasher. Built in larder cupboard. Tiled flooring. Inset spotlights. Radiator. Double glazed window to rear aspect. Double glazed new wave doors to garden.

Stairs from Ground to First Floor Landing

Oak flooring. Coved ceiling. Loft access (not inspected).

Bedroom 1

12'7 x 12'6 (3.84m x 3.81m)

Radiator. Oak flooring. Coved ceiling. Double glazed window to front aspect.

Bedroom 2

12'0 x 9'11 (3.66m x 3.02m)

Radiator. Oak flooring. Coved ceiling. Built in wardrobe. Double glazed window to rear aspect.

Bedroom 3

9'8 x 8'8 (2.95m x 2.64m)

Radiator. Oak flooring. Coved ceiling. Double glazed window to front aspect.

Bedroom 4

8'9 x 6'11 (2.67m x 2.11m)

Radiator. Oak flooring. Coved ceiling. Double glazed window to rear aspect.

Bathroom/WC

Refitted white suite comprising of panelled bath with shower over and shower screen. Low level WC. Wash hand basin with mixer tap and vanity unit below. Radiator with towel rail. Inset spotlights. Two double glazed windows.

Outside

The beautiful landscaped rear garden is laid to lawn and patio with mature trees and shrubs providing a high level of seclusion. There are well stocked flowerbeds and borders, an outside tap and gated side access.

- Parking

To the front there is a block paved driveway that provides off road parking and access to the-

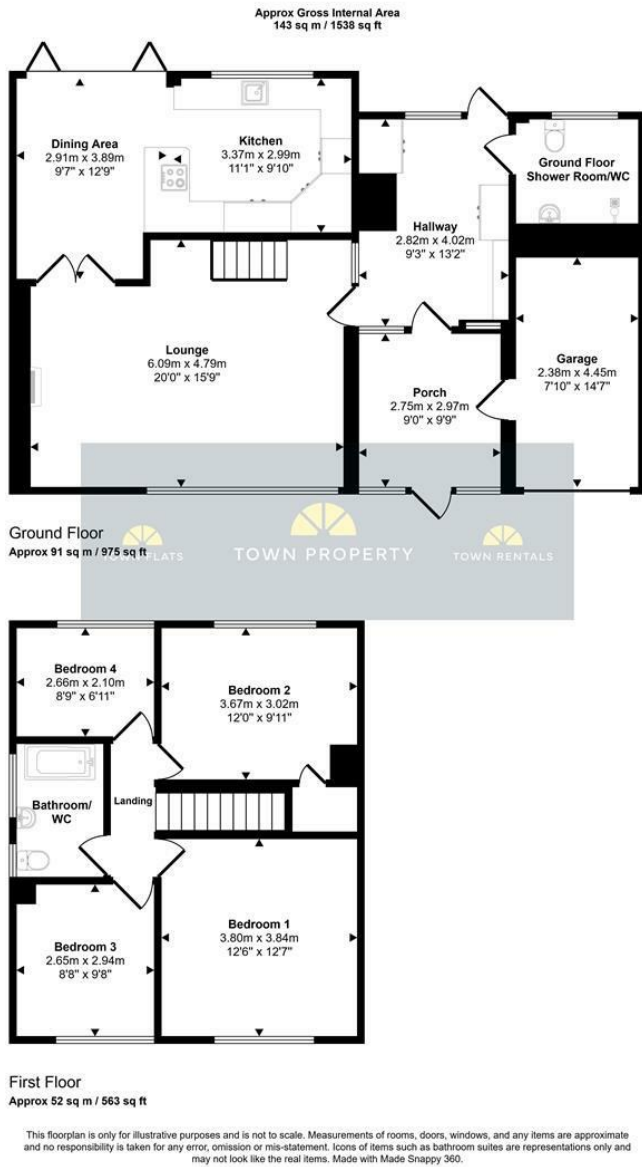
Garage

14'7 x 7'10 (4.45m x 2.39m)

Electric up and over door. Light and power.

COUNCIL TAX BAND = E

EPC = D



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