



21 Woodpecker Road, Eastbourne, BN23 7RB

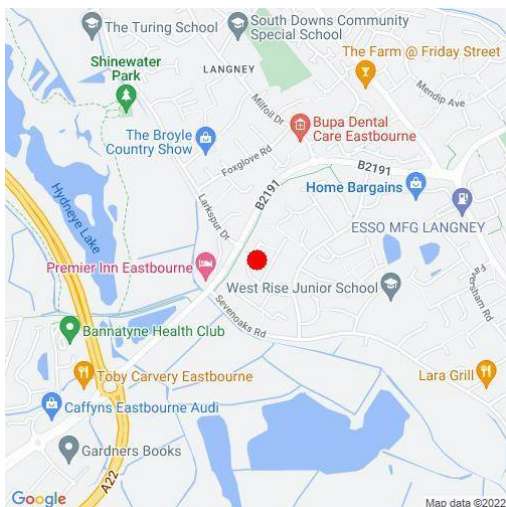
Price £275,000 | Freehold

LS **Leaper
Stanbrook**

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

Available with no onward chain- A well proportioned two bedroom semi-detached bungalow set within southwesterly facing gardens in the favoured Birds Estate in Langney. The accommodation comprises a fitted kitchen/breakfast room with a comprehensive range of wall and base units together with an integrated Neff oven and gas hob, and sitting room which opens into a double glazed conservatory which in turn opens onto the rear garden. The two double bedrooms are served by a bathroom with white suite. Other benefits include gas central heating, sealed unit double glazing and a garage within a nearby block. The Langney shopping centre providing a comprehensive range of amenities is within a few hundred yards, whilst Eastbourne town centre and railway station are within 3 miles.





At a Glance:

- No onward chain
- Southwesterly facing garden
- Two bedrooms
- Fitted kitchen with integrated oven and hob
- Garage
- Gas central heating
- Sealed unit double glazing

Accommodation:

HALL

LIVING ROOM

16'0" (4.88m) x 11'0" (3.35m)

CONSERVATORY

11'8" (3.56m) x 7'10" (2.39m)

KITCHEN

11'6" (3.51m) x 9'3" (2.82m)

BEDROOM 1

13'6" (4.11m) x 10'10" (3.3m)

BEDROOM 2

11'9" (3.58m) x 8'10" (2.69m)

BATHROOM/WC

OUTSIDE:

GARDENS FRONT & REAR

GARAGE

COUNCIL TAX:

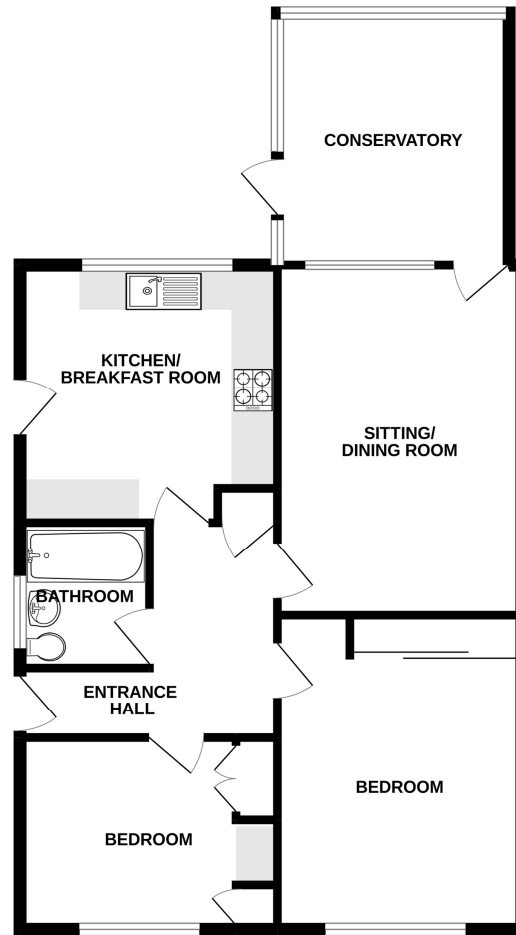
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"C"



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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