



**45 Woodpecker Road, Eastbourne, BN23 7RB**

Price £280,000 | Freehold

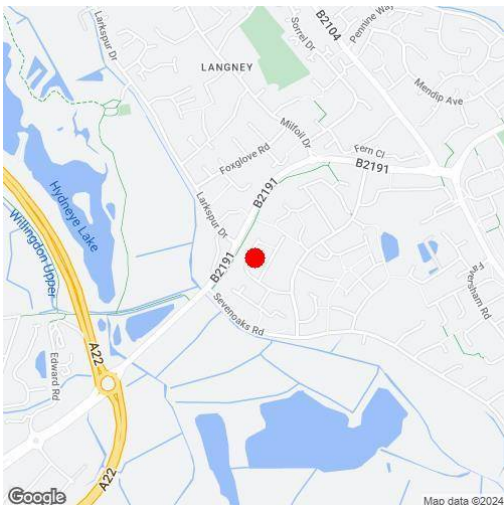
**LS** **Leaper  
Stanbrook**

TOWN CENTRE OFFICE  
**01323 416716**

MEADS STREET OFFICE  
**01323 737962**



A delightful two bedroom semi-detached bungalow forming part of the favoured Bird's Estate in Langney. The well proportioned accommodation includes a re-fitted kitchen with range of modern wall and base units together with an integrated oven, hob and slimline dishwasher. The sitting room opens onto a conservatory which in turn provides access to the secluded rear garden. Both bedrooms are double rooms and are served by a re-fitted shower room with walk-in shower cubicle. Other benefits include gas central heating, sealed unit double glazing and a garage in a nearby block. Conveniently located, Langney Shopping Centre is within a half mile, whilst the area is well served by buses providing a regular service to Eastbourne Town Centre.







### At a Glance:

- Two double bedrooms
- Living room and conservatory
- Fitted kitchen with some integrated appliances
- Re-fitted shower room
- Secluded rear garden
- Garage
- Gas central heating and sealed unit double glazing
- Within a half mile of Langney Shopping Centre

### Accommodation:

#### ENTRANCE HALL

#### SITTING ROOM

13'6" (4.11m) x 10'6" (3.2m)

#### KITCHEN

12'3" (3.73m) x 8'9" (2.67m)

#### CONSERVATORY

9'6" (2.9m) x 7'6" (2.29m)

#### BEDROOM 1

14'3" (4.34m) x 10'6" (3.2m)

#### BEDROOM 2

12'0" (3.66m) x 9'6" (2.9m)

#### SHOWER ROOM / WC

#### OUTSIDE:

FRONT AND REAR  
GARDENS

#### GARAGE IN BLOCK

#### COUNCIL TAX:

Band `C`

#### EPC:

`D`



## Ground Floor



Ref: 3

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.

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