



4 Woodland Avenue, Eastbourne, BN22 0HD

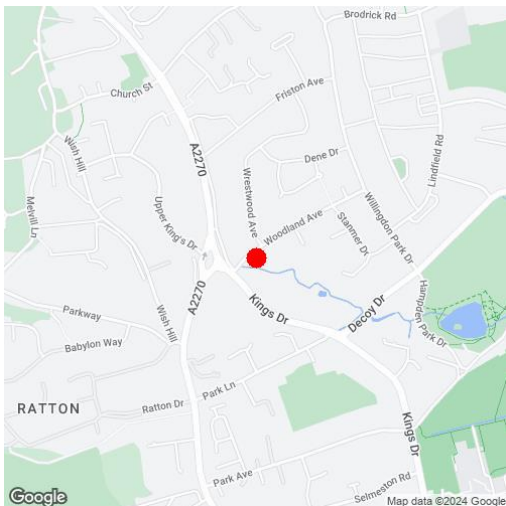
Price £865,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
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MEADS STREET OFFICE
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A stunning four bedroom detached house in the sought after Willingdon area which has been the subject of much improvement by the current owners in recent years. This delightful property enjoys bright and spacious accommodation throughout which comprises entrance porch, entrance hall, large reception hall/study, the property has been extended on the ground floor to provide a large open plan kitchen/dining room/ family room with two skylights flooding the room with natural light. The kitchen area boasts a double drainer sink with mixer tap, range of work surface with drawers and cupboards under with wall units, there is an integrated fridge freezer, integrated dishwasher, space for a range cooker and breakfast bar. There is a well appointed utility room which was previously the kitchen before the property was extended so has an abundance of storage with work surface and sink. There is a comfortable separate sitting room and one of the bedrooms is found on the ground floor which has a modern shower room with shower cubicle, wash hand basin and low level wc, this room also interconnects with the entrance hall. To the first floor there are three further bedrooms with the principal bedroom enjoying the benefit of a modern en-suite shower room with walk in shower cubicle, wash hand basin and low level wc. The family bathroom is also found on this floor and boasts a roll top bath, wash hand basin and low level wc. A particular feature is the secluded rear garden backing onto woodland and has the benefit of a garden room which has power and light as well as a large shed/workshop, the garden has an area of patio and a variety of plants, shrubs and trees. To the front there is an area of lawn with plants and shrubs and the convenience of a driveway providing off road parking. The property is double glazed throughout and has a gas boiler and radiator.





At a Glance:

- Beautifully presented four bedroom detached house
- Popular Willingdon location
- Secluded gardens backing onto woodland
- Open plan kitchen/dining room/family room
- Sitting room
- Ground floor bedroom with shower room
- En-suite shower room
- Family bathroom
- Driveway to front
- Double glazing and gas central heating.

Accommodation:

ENTRANCE PORCH

ENTRANCE HALL

RECEPTION HALL

11'3" (3.43m) x 9'0" (2.74m)

SITTING ROOM

16'3" (4.95m) x 11'0" (3.35m)

OPEN PLAN KITCHEN/DINING ROOM/FAMILY ROOM

32'10" (10.01m) Max x 26'2" (7.98m)

UTILITY ROOM

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

BEDROOM

16'3" (4.95m) x 8'1" (2.46m)

SHOWER ROOM

(Accessed via Entrance Hall and ground floor bedroom)

FIRST FLOOR LANDING

BEDROOM 1

16'3" (4.95m) x 11'0" (3.35m)

EN-SUITE SHOWER ROOM

BEDROOM 2

14'2" (4.32m) x 10'2" (3.1m)

BEDROOM 3

9'1" (2.77m) x 8'4" (2.54m)

BATHROOM

OUTSIDE:

GARDENS FRONT & REAR

DRIVEWAY PARKING

COUNCIL TAX:

Band "F"

EPC

T.B.C.



Floorplan Awaited

Ref: 1

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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