



PHIL HALL
ESTATE AGENTS



4 Woodgate Road
Eastbourne, BN22 8PA

£375,000

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Phil Hall Estate Agents welcomes to the market this remarkable home in a sought after location. "Seeing is believing" has never been more fitting than with this outstanding three double-bedroom home on Woodgate Road, Eastbourne. Recently reimagined, improved and modernised to an exceptional standard, this property offers a unique blend of design ingenuity, contemporary craftsmanship and lifestyle-enhancing features rarely found in a home of its kind.

Every element has been meticulously considered — from the moveable walls that transform the flow of living spaces to the luxurious sunken wine cellar, hidden utility room and outdoor spa-style garden. This is not simply a house; it is a statement of refined, forward-thinking living.

Upon arrival, the sense of creativity and quality is immediately apparent. The entrance area sets the tone — stylish, bright, and full of intrigue. A moveable wall connects to the main living room, allowing the space to be easily adapted. Whether you prefer an open, expansive area for entertaining or a more intimate, cosy setting for quiet evenings, this innovative design offers both with effortless fluidity.

The ground floor cloakroom is conveniently positioned and finished to the same high specification as the rest of the home.

From here, the property opens into the kitchen and family room, the undisputed heart of the home. This space perfectly balances luxury and functionality, creating an environment ideal for both everyday living and social gatherings. The bespoke kitchen features floor-to-ceiling cabinetry, providing ample storage while maintaining sleek, clean lines. The specification is first class, boasting a four-ring Neff hob with an AirForce extractor hood, combining efficiency with design, two built-in ovens with grills, perfect for keen cooks and entertainers, and integrated dishwasher, fridge, and freezer, all seamlessly built in to maintain the minimalist aesthetic.





The central island forms a striking focal point, offering a generous workspace and casual dining area. Directly beneath, and visible through a toughened glass panel, lies a sunken wine cellar — a stunning and practical feature that embodies the property's attention to detail and individuality.

Discreetly concealed behind another moving wall is a hidden utility room, providing dedicated space for a washing machine, tumble dryer and additional cabinetry — ensuring practicality without compromising the visual appeal of the living area.

The adjoining family area is designed for comfort and character. Exposed brickwork, a vaulted ceiling with timber beams, and large sliding glass doors create a seamless blend of rustic texture and modern light. The result is a beautifully open space that flows naturally to the rear garden — perfect for relaxing, dining, or entertaining.

The upstairs accommodation is equally impressive, with three well-proportioned double bedrooms, each fitted with bespoke wardrobes to maximise storage and maintain a clutter-free aesthetic.

The principal bedroom benefits from a contemporary ensuite shower room, elegantly designed with high-quality fittings and finishes. The family bathroom mirrors this standard, offering a beautifully appointed three-piece suite in a calming, modern design.

A pull-out ladder from the landing reveals a useful loft study, ideal for remote working, creative pursuits, or quiet reading — a thoughtful and versatile addition to the home.

Entrance
9'07 x 5'01 (2.92m x 1.55m)

Living Room
14'10 max x 11'01 (4.52m max x 3.38m)

Kitchen/Family Room
22'08 x 13'10 (6.91m x 4.22m)

Ground Floor Cloakroom
4'11 x 2'05 (1.50m x 0.74m)

Utility
4'07 x 4'03 (1.40m x 1.30m)

First Floor Landing

Bedroom One
13'07 x 8'04 (4.14m x 2.54m)

Ensuite
8'03 x 2'10 (2.51m x 0.86m)

Bedroom Two
12'01 x 8'10 (3.68m x 2.69m)

Bedroom Three
11'10 x 8'07 (3.61m x 2.62m)

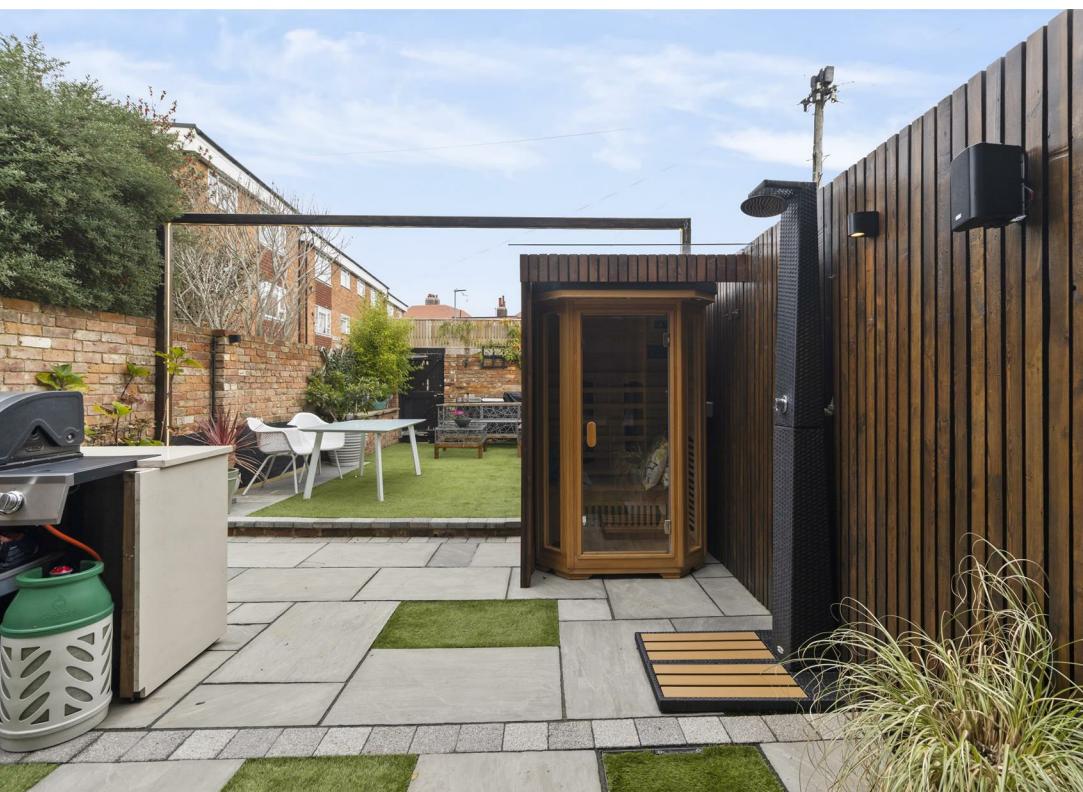
Study
11'09 x 8'01 (3.58m x 2.46m)

Bathroom
6'10 x 5'06 (2.08m x 1.68m)

Outside

The sense of innovation continues outdoors. The rear garden has been transformed into a stylish and low-maintenance retreat, blending leisure and luxury.

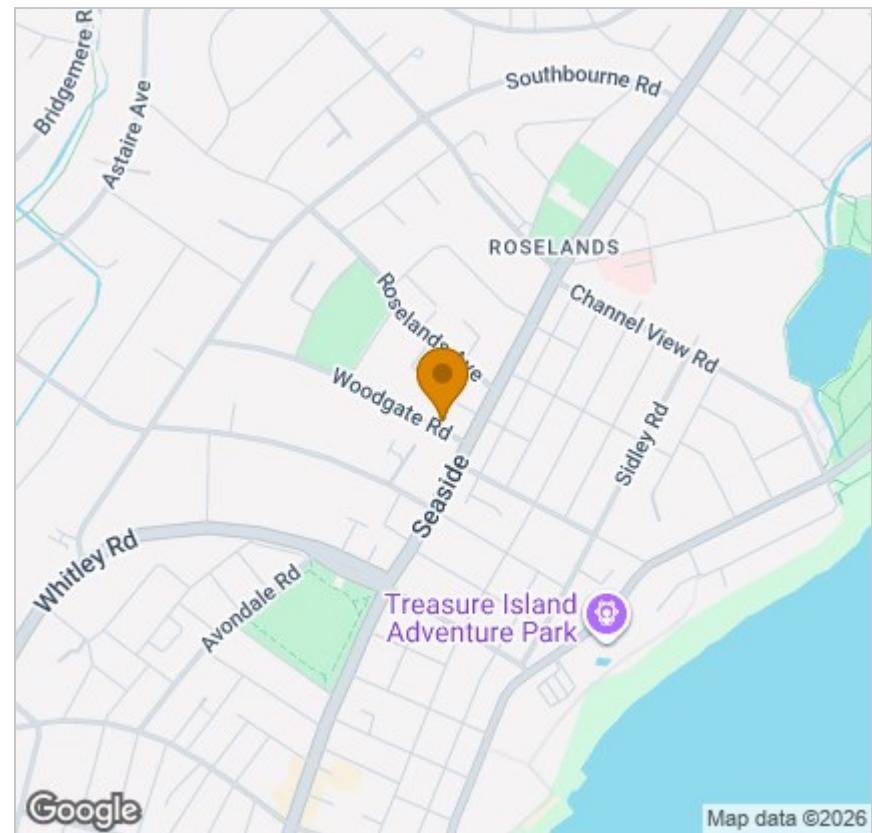
An outdoor kitchen with built-in work surfaces is perfect for al fresco dining and summer entertaining. Beyond, the space offers a sauna and outdoor shower, creating a spa-like ambience that invites relaxation year-round. The remainder of the garden is designed for minimal upkeep while still offering a sense of greenery and privacy — ideal for modern living.



Floor Plan



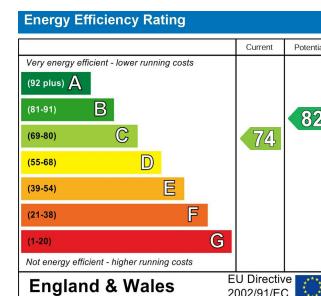
Area Map



Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205
if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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