



12 Woodgate Road  
Eastbourne, BN22 8PA

£350,000



## 12 Woodgate Road

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Phil Hall Estate Agents brings to the market this well-presented three bedroom end of terrace house, ideally situated in the popular Roselands area of Eastbourne. The property is conveniently positioned within comfortable walking distance of local shops, well-regarded schools and a range of everyday amenities, making it an excellent choice for families, first-time buyers or those seeking a well-connected residential location.

Upon entering the property, you are welcomed into the entrance hall, which provides access to the main ground floor accommodation and the staircase rising to the first floor. To the left of the hallway is the front-facing living room, a bright and inviting space featuring an attractive open fireplace with decorative surround, creating a charming focal point and a cosy environment for relaxing.

Continuing through the hallway, you will find the separate dining room, which provides a versatile space ideal for family meals or entertaining guests. The dining room leads through to the kitchen/breakfast room, forming a practical and sociable area within the home. The kitchen is fitted with a range of wall and base units with work surfaces over, offering good storage and preparation space. There are a selection of freestanding and integrated appliances, along with a useful breakfast bar area providing an informal spot for dining or morning coffee. Double doors open out to the rear garden, allowing plenty of natural light to flood the space and creating an excellent connection between the indoor living space and the garden.

To the first floor, the property offers three bedrooms and the family bathroom. Bedroom One is a spacious front-facing room, providing ample space for bedroom furniture. Bedroom Two enjoys a side aspect, while Bedroom Three overlooks the rear garden, making it ideal as a child's bedroom, guest room or home office.

The family bathroom has been finished in a modern and stylish design, and fitted with a three-piece suite.





## LOCATION, LOCATION, LOCATION

The property is situated in the popular Roselands area of Eastbourne, offering excellent access to a range of local amenities. Residents benefit from being within easy walking distance of well-regarded schools, making it an ideal location for families. The area is also well-connected, with convenient roads providing quick access into Eastbourne town centre and beyond, ensuring smooth travel for commuters and easy links to the surrounding East Sussex countryside and coastal areas. Local shops, parks, and leisure facilities are all close by, providing a balanced mix of convenience and community.

### Entrance Hall

### Living Room

11'11 x 11'09 max (3.63m x 3.58m max)

### Dining Room

12'04 max x 12'00 (3.76m max x 3.66m)

### Kitchen/Breakfast Room

14'08 x 11'10 (4.47m x 3.61m)

### First Floor Landing

### Bedroom One

15'04 max x 11'11 (4.67m max x 3.63m)

### Bedroom Two

12'00 x 9'02 max (3.66m x 2.79m max)

### Bedroom Three

9'04 x 8'06 max (2.84m x 2.59m max)

### Bathroom

8'05 x 5'05 (2.57m x 1.65m)

### Outside

Externally, the property benefits from a small enclosed front garden, which is ideal for bin storage and decorative pot plants, adding a welcoming approach to the home. To the rear is a fully enclosed garden, mainly laid to shingle for ease of maintenance, with a wooden patio area directly adjoining the property. This space provides a pleasant setting for outdoor seating, dining and entertaining during the warmer months, while still being practical and low maintenance.

## Floor Plan



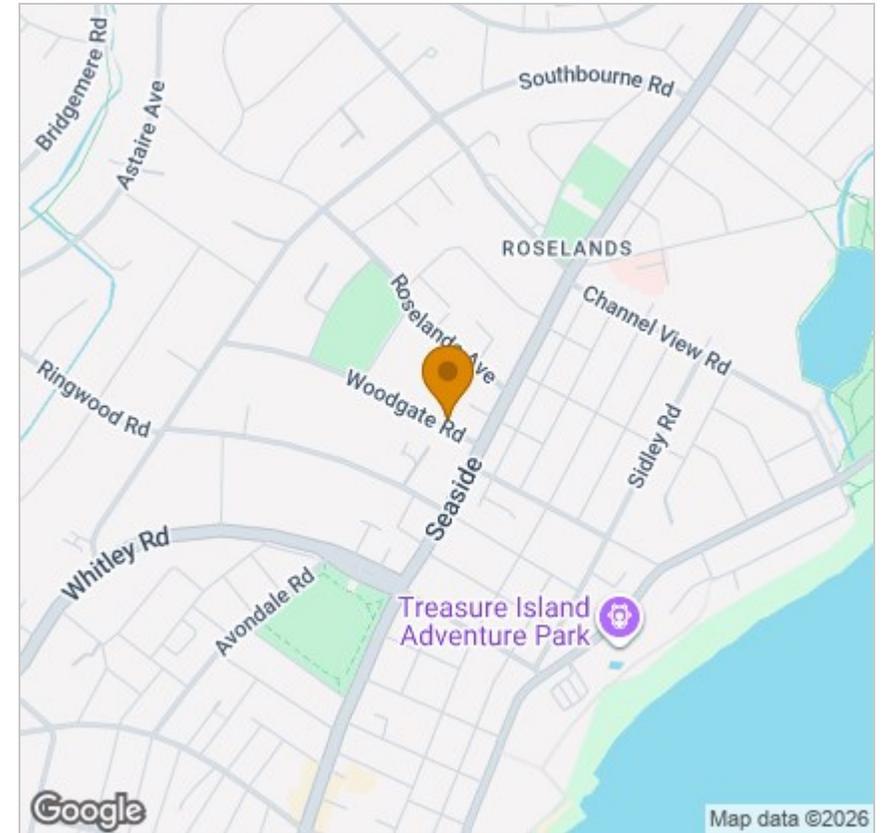
## Viewing

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.

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## Area Map



## Energy Efficiency Graph

