



# BROOK GAMBLE



**23 Woburn Way**  
, Eastbourne, BN22 0UU

\* EMAIL ENQUIRIES ONLY \* Brook Gamble are delighted to offer Woburn Way, Eastbourne, this immaculately presented three-bedroom mid-terrace house offers a delightful blend of comfort and modern living. Upon entering, you will be greeted by a spacious reception room that provides an inviting atmosphere. The property boasts three well-proportioned bedrooms. The bathroom is thoughtfully appointed, ensuring convenience for the whole family. Natural light floods the home, thanks to the double-glazed windows, enhancing the warm and welcoming ambiance throughout. One of the standout features of this property is the lovely garden, which offers a private outdoor space for gardening enthusiasts, additionally the house benefits from off-road parking for one vehicle. Any proposed tenants must generate an income in excess of £40,500 in order to successfully pass the referencing process.

**£1,350 Per Calendar Month**

# 23 Woburn Way

, Eastbourne, BN22 0UU



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- Available Early February

- Off Road Parking

- Must See Property

- Three Bedroom Mid Terraced House

- Spacious Lounge

- Lovely Garden

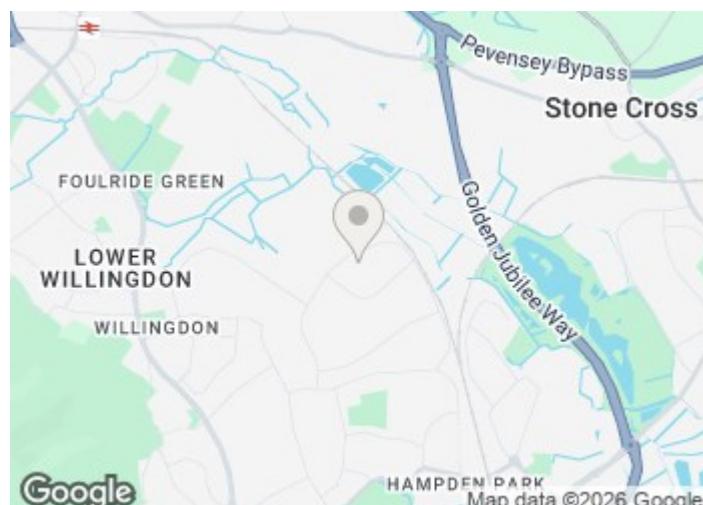
- Immaculately Presented Throughout

- Double Glazed and Gas Centrally Heated

- Good Sized Bedrooms

## Accommodation Comprising

## Security Deposits

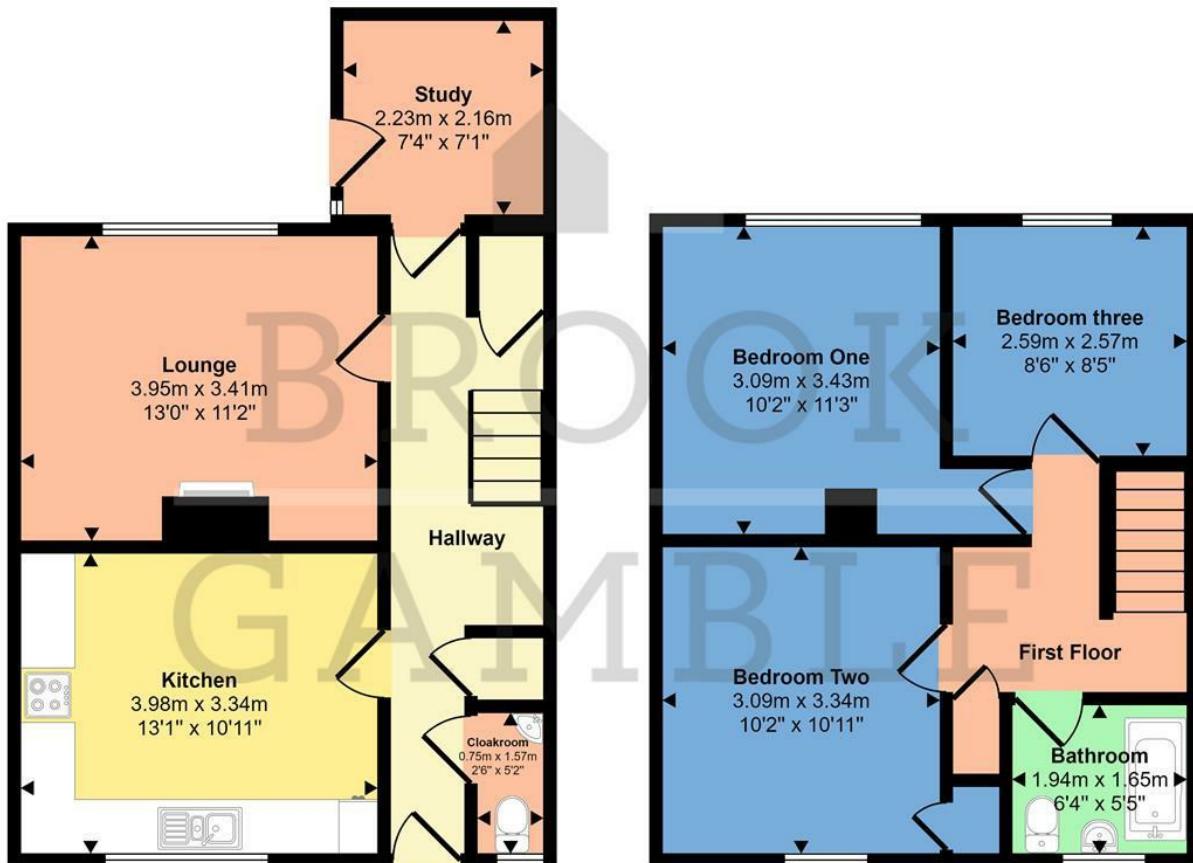


## Directions



## Floor Plan

Approx Gross Internal Area  
86 sq m / 928 sq ft



### Ground Floor

Approx 46 sq m / 490 sq ft

### First Floor

Approx 41 sq m / 438 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			87
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	