Valuers, Land & Estate Agents
6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222
Fax: (01323) 722226

eastbourne@taylor-engley.co.uk
www.taylor-engley.co.uk

est. 1978
Taylor Engley









6 Woodcroft Drive, Little Ratton, Eastbourne, East Sussex, BN21 2XL
Asking Price £525,000 Freehold

A spacious four-bedroom link detached home occupying a desirable position within the favoured Little Ratton area of Eastbourne. Offering well-proportioned and versatile accommodation, the property features a generous sitting/dining room, fitted kitchen and ground floor bedroom with en-suite facilities. The first floor provides three further bedrooms together with a family bathroom. Externally, the property is complemented by ample driveway parking and a particularly large garage, currently utilised for storage and incorporating a useful utility area. Offering excellent scope for a family seeking generous accommodation, the property provides a superb opportunity to create a comfortable and versatile family residence. EPC=D.



Woodcroft Drive occupies a popular residential position within the favoured Little Ratton area of Eastbourne. The surrounding area provides a good choice of everyday amenities, and a good selection of schools. Regular bus services operate locally, providing convenient connections towards Eastbourne. Eastbourne town centre is approximately 2.5 miles away, offering an extensive range of shopping, restaurants, cafés, leisure and recreational facilities, together with the seafront, beaches and theatres. Mainline railway stations can also be found a Hampden Park and Polegate, with services towards London, Brighton and other destinations.

*** FAVOURED LITTLE RATTON AREA * IDEAL FAMILY HOME * SPACIOUS SITTING/DINING ROOM * FITTED KITCHEN * GROUND FLOOR BEDROOM WITH EN-SUITE * THREE FURTHER FIRST FLOOR BEDROOMS * FAMILY BATHROOM & CLOAKROOM * SPACIOUS GARAGE PROVIDING STORAGE /UTILITY AREA * AMPLE DRIVEWAY PARKING * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * INTERNAL VIEWING HIGHLY RECOMENDED ***





The accommodation
Comprises:

Front door opening to:

Entrance Hall
Built-in cloaks cupboard, radiator, downlighters.

Cloakroon
Low level wc, wash hand basin set into cupboard unit.

Sitting/Dining Room
20'3 max x 17'max (6.17m max x 5.18mmax)
(maximum overall measurements provided, 17' max reducing to 12'2 in dining area)
Open fireplace, three radiators, patio door to rear, wide opening to:

Fitted Kitchen
15' max x 8'6 max (4.57m max x 2.59m max)
(maximum measurements include depth of fitted units)
Range of base and wall mounted cupboards with under cupboard lighting, worksurface with inset sink unit with mixer tap over, Electric oven with microwave over, gas hob with extractor fan over, larder fridge and larder freezer, dishwasher, kick space heater, built-in larder cupboard with light, outlook to front and personnell door opening to garage.

Ground Floor Bedroom 1
15' x 11'7 (4.57m x 3.53m)
Radiator, built in shelved cupboard, patio door to rear garden.

En-Suite Shower Room
Tiled shower cubicle with ceiling mounted rainfall style shower fitment over and hand held shower fitment, wash hand basin, set into drawer unit, low level wc, chrome effect heated towel rail, tiled floor.

Stairs rising from sitting/dining room to:

First Floor Landing
Window to side, airing cupboard housing cylinder and Worcester gas fired boiler, loft hatch to roof space.

Bedroom 2
13' x 10'5 (3.96m x 3.18m)
Two built-in wardrobe cupboards, radiator, two windows to side and outlook to rear.

Bedroom 2
11'11 x 10'5 (3.63m x 3.18m)
Two built-in wardrobe cupboards, window to side and outlook to front.

Bedroom 4
9'9 x 7'5 (2.97m x 2.26m)
Radiator, outlook to rear.

Family Bathroom
Shaped bath with tiled surround, shower screen and shower over, two wash hand basins set into drawer unit, low level w/c, chrome effect heated towel rail, window to side and Velux window, tiled floor, downlighters.

Garage
17' max x 16'2 max (5.18m max x 4.93m max)
(maximum measurements including depth of internal pillars, fittings and partitions)
The garage is currently divided by partitions into separate areas, utility area with range of base and wall mounted cupboards, worksurface with inset sink unit, space and plumbing for washing machine, range of fitted shelving, and wardrobe cupboards, light and power, door opening to:

Storage Room
15'7 x 9'1 (4.75m x 2.77m)
Radiator, light and power, patio door opening to rear garden.

Driveway Parking
For approximately six cars.

Front Garden
Laid mainly to lawn.

Rear Garden
Laid mainly to lawn with various trees and shrubs providing and good degree of privacy.

COUNCIL TAX BAND:
Council Tax Band -'E' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

FOR CLARIFICATION:
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:
All appointments are to be made through TAYLOR ENGLEY.





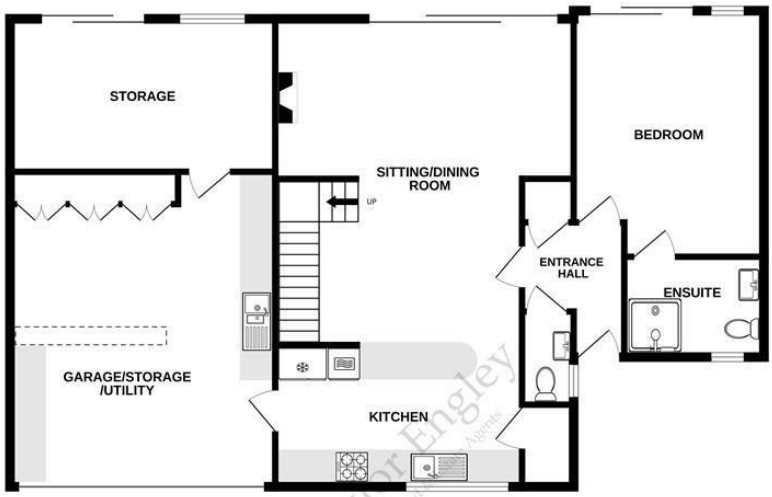


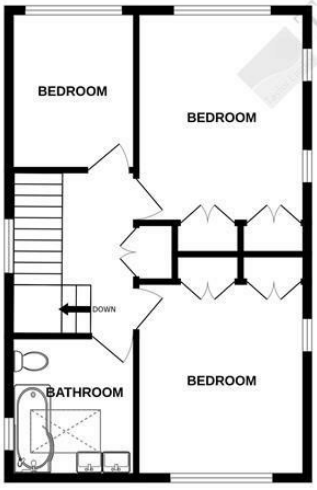






GROUND FLOOR
1227 sq.ft. (114.0 sq.m.) approx.

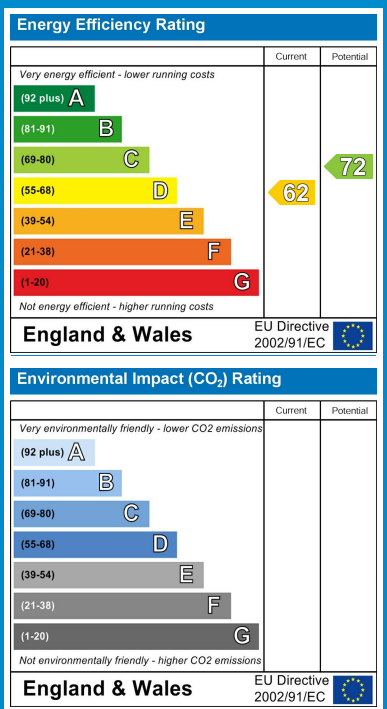




1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.

TOTAL FLOOR AREA : 1762 sq.ft. (163.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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