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**Taylor Engley**



**25 Woodcroft Drive, Eastbourne, BN21 2XP**

**Chain Free £500,000 Freehold**

**An opportunity has arisen to purchase this FOUR BEDROOMED DETACHED HOME IN THIS FAVOURED LITTLE RATTON AREA of Eastbourne. Whilst the property would benefit from some modernisation and refurbishment, it does offer spacious accommodation throughout and has the benefit of gas fired central heating, sealed unit double glazing and on site double garage. Additionally the property offers spacious fitted kitchen with separate utility room, ground floor cloakroom/wc, attractive landscaped gardens surround the property with parking for two vehicles to the front.**





**The property is located in the favoured Little Ratton area being within walking distance of Ratton school and Ocklynge school. Bus services serve the local area and Sussex Downs College and Eastbourne District General Hospital can be found at the nearby Kings Drive. Further local amenities include the David Lloyd Leisure Club and Willingdon Golf Course. Eastbourne's town centre is approximately two miles distant and offers a comprehensive range of shopping facilities and mainline railway station.**

**\* FAVOURED LITTLE RATTON AREA \* FOUR BEDROOMED DETACHED HOME \* ATTRACTIVE MATURE GARDENS \* IDEAL FAMILY ACCOMMODATION \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZED WINDOWS \* SPACIOUS ENTRANCE HALL \* SITTING ROOM \* CONSERVATORY \* DINING ROOM \* KITCHEN \* UTILITY ROOM \* FOUR FIRST FLOOR BEDROOMS \* FAMILY BATHROOM \* DOUBLE GARAGE WITH DRIVEWAY PARKING FOR TWO VEHICLES \* CHAIN FREE \* AWAITING EPC BANDING \***





## The accommodation

Comprises:

### COVERED PORCH

With two steps to front door.

### HALLWAY

Double glazed external door to hallway. Understairs storage cupboard housing gas meter, double radiator.

### SITTING ROOM

20'1 x 14'9 narrowing to 11'5 (6.12m x 4.50m narrowing to 3.48m )  
Leaded light windows to front, feature fireplace surround with inset 'Living Flame' gas fire, television aerial point, coved ceiling, casement doors to sun room

### DINING ROOM

15'9 x 8'10 (4.80m x 2.69m)  
With leaded light bay windows to front, coved ceiling, double radiator, door to kitchen.

### SUN ROOM

13'1 x 10'0 (3.99m x 3.05m)  
Being part brick and upvc construction with leaded light stained glass fanlights with two uplighters, coved ceiling and radiator, access door to rear garden.

### FITTED KITCHEN

15'10 x 8'10 (4.83m x 2.69m )  
With a range of matching light oak effect eye and base level units with moulded worktop surfaces over with inset one and a half bowl sink unit with chrome mixer taps. Eye level oven with adjacent five burner ceramic electric hob. Integrated dishwasher, double radiator, doors to hallway, living room and external access to rear garden.

### UTILITY ROOM

6'11 x 5'0 (2.11m x 1.52m )  
With a wall mounted Worcester Bosch gas boiler for the provision of gas fired central heating and domestic hot water. Stainless steel sink unit with chrome mixers, plumbing for washing machine.

Stairs rising to:

### FIRST FLOOR LANDING

Stairs rising from hallway to first floor landing.

### BEDROOM ONE

14'8 x 10'0 (4.47m x 3.05m)  
With double glazed leaded light windows to rear overlooking rear garden, two double wardrobes, coved ceiling, double radiator and picture rail.

### BEDROOM TWO

14'8 x 8'0 (4.47m x 2.44m )  
Double glazed leaded light windows to front, radiator, coved ceiling built-in wardrobe.

### BEDROOM THREE

9'1 x 8'8 (2.77m x 2.64m )  
With double glazed windows to rear, hand wash basin, store cupboard, built-in storage and wardrobes, previously used as a study.

### BEDROOM FOUR

9'0 x 9'0 (2.74m x 2.74m)  
With leaded light double glazed windows to front, double wardrobe, radiator coved ceiling, picture rail, television point.

### BATHROOM/WC

8'8 x 5'6 (2.64m x 1.68m )  
With a coloured suite comprising panelled bath with thermostatic shower unit over, vanity hand wash basin, close coupled wc.

### SPACIOUS GARAGE

20'7 x 18'4 (6.27m x 5.59m )  
With electric up and over door, power and light, personal access door to rear with adjacent windows.

### PARKING

With parking for two vehicles to the front.

### MATURE LANDSCAPED GARDENS

Considered to be a feature of the property enjoying two large areas principally laid to lawn and having a variety of mature trees and shrubs, Terraced area with additional barbeque area, summerhouse, outside water tap, gate to side and rear.

### COUNCIL TAX BAND:

Council Tax Band - 'E' - Eastbourne Borough Council.

### EPC & FLOORPLAN

The Energy Performance Certification is due to take place on Wednesday 04/02/2026, as soon as it has been undertaken it will be administered on to our details

### BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:  
[www.checker.ofcom.org.uk](http://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.

### OPENING HOURS

We are open:-  
8:45am - 5:45pm weekdays  
9:00am - 5:30pm Saturdays

### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.













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

**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

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