



HOME + CASTLE
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VIEWING HIGHLY
RECOMMENDED



new
instruction



Winchester Way, Eastbourne, BN22

Freehold | House - Detached | 3 Bedrooms

Home + Castle are pleased to welcome to the market this 3 BEDROOM DETACHED FAMILY HOME located in the sought after area of lower Willingdon. Having recently been extended and renovated by the current owners. this property offers modern family living. Comprising of 3 bedrooms, a modern open plan kitchen diner, sizable living room and a modern bathroom. The property is conveniently situated close to many local schools and amenities, Other benefits include; off-road parking and Garage, gas central heating, new electrical installation and double glazing throughout. A viewing is highly recommended to appreciate this lovely family home.

FOR SALE
FREEHOLD
£400,000

Approach

An open fronted property with paved pathway and off road parking situated in front of the garage. and mainly laid to lawn.

Porch

Double glazed window to side aspect, vinyl wood effect flooring, pendant light fitting, storage cupboard, door to

Entrance hall

A bright and spacious area with vinyl wood effect flooring, radiator, pendant lighting, power points and stairs to first floor with under stairs storage cupboard. Door to cloak room and kitchen

Living room 13'10" x 20'5" (4.23 x 6.24m)

This beautiful room offers open plan family living giving access to the dining and kitchen area. Double glazed windows to front aspect, vinyl wood effect flooring, pendant light fittings, wood burner, bespoke built cupboards and shelving, radiator and power points.

Dining area 12'11" x 11'4" (3.94 x 3.46m)

Double glazed electric Velux style skylight, vinyl wood effect flooring, down lights, radiator, power points and full height double glazed windows and french doors leading to the garden.

Kitchen 8'10" x 16'4" (2.70 x 5.00m)

An extensive range of base, wall and drawer units with fitted granite work surfaces, space for range style oven with extractor fan above, integrated dish washer, fridge freezer, down lights, 1 1/2 bowl sink and drainer. power points and radiator, wood effect vinyl flooring.

Utility Area 3'9" x 5'4" (1.15 x 1.64m)

Space and plumbing for washing machine and tumble dryer with ample space for additional storage, and door to rear garden.

WC 6'0" x 6'9" (1.84 x 2.07m)

Vinyl wood effect flooring, WC, sink set in vanity unit with chrome mixer tap, pendant light fitting, and extractor fan.

Landing

Double glazed window to side aspect, carpet, pendant light fitting and access to the loft.

Bedroom 1 13'5" x 10'10" (4.09 x 3.31m)

Double glazed window to front aspect, pendant light fitting, carpet, radiator and power points.

Bedroom 2 13'5" x 8'7" (4.09 x 2.64m)

Double glazed window to rear aspect, carpet, pendant light fitting, radiator and power points.

Bedroom 3 5'11" x 7'4" (1.81 x 2.26m)

Double glazed window to front aspect, carpet, pendant light fitting, radiator and power points.

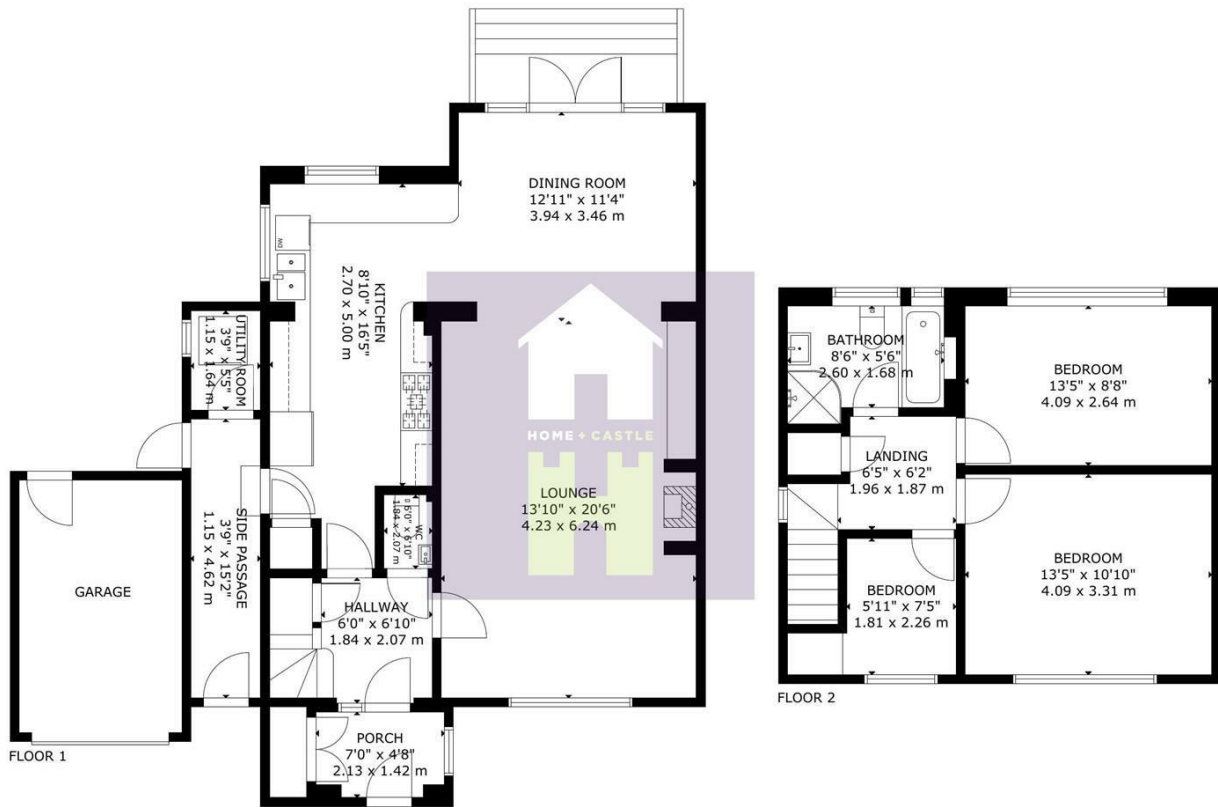
Bathroom 8'6" x 5'6" (2.60 x 1.68m)

A modern white suite comprising a panelled bath with chrome mixer tap. Corner shower cubicle, WC, sink set in to vanity unit, double glazed frosted windows, vinyl wood effect flooring, with chrome taps, and ladder style radiator.

Garden

Mostly laid to lawn with tree and shrub borders, paved patio area, garden shed and door giving access to the garage.

Floor Plan



GROSS INTERNAL AREA
 TOTAL: 122 m²/1,318 sq.ft
 FLOOR 1: 78 m²/845 sq.ft; FLOOR 2: 44 m²/473 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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