



HOME + CASTLE
ESTATE AGENTS

Home and Castle Estate Agents
4 Millfields, Station Rd, Polegate BN26 6AS
Tel: 01323 481922
Email: info@hcsussex.co.uk
hcsussex.co.uk



new
instruction



Gorrington Valley Road, Eastbourne,

Freehold | Bungalow - Detached | 3 Bedrooms

PROJECT PROPERTY Best & final offers deadline is 5pm Friday 6th June. A detached bungalow that is in the need of full renovation and has the bonus of a one bedroom timber framed dwelling set in the long mature garden. This opportunity offers new owners the space to create a beautiful home in the popular Willingdon area of Eastbourne. The bungalow currently has two bedrooms, off road and garage. Available with no onward chain.

FOR SALE
FREEHOLD
£275,000

Location

Offering views to the neighbouring South Downs, this property reminds you of what is on the doorstep. Within walking distance, or short drive, there is access onto the trails that lead you across The South Downs. Whether you are keen hiker, dog walker or Sunday Rambler. The Willingdon area of Eastbourne is also known for its village feel with great pubs, independent shops and large park in Huggetts Lane.

Approach

To the front of the property there is a lawn area with mature trees. Running adjacent to this is a concrete driveway providing walkway to the front door and vehicular access to the single garage. The timber framed dwelling is accessed via a gate that is next to the garage and opens into the rear garden.

Bungalow

Entrance Porch

Steps lead up to the porch which has double glazed windows and entrance door.

Hallway

Storage cupboards, laminate flooring, radiator and loft hatch.

Bedroom Two

A dual aspect room with windows to the front and side aspects. Radiator and carpet.

Living Room

Bay window with oblique views of The South Downs. Fireplace, cornice, laminate flooring and central ceiling light with fan.

Shower Room

Double shower cubicle with glazed sliding door and thermostatic shower. Toilet, basin and chrome radiator. Double glazed window to the side aspect with obscured glass.

Bedroom One

Double glazed window, built in wardrobes, carpet and radiator.

Kitchen

Fitted with a range of wall and floor units, worktop and sink. Spaces for appliances. Worcester wall mounted boiler, vinyl flooring and double glazed window to the side aspect.

Sun Room

Double glazed windows to two sides and patio doors leading to the rear garden. Carpet and radiator.

Study

Carpet and radiator. Glazed doors through to;

Conservatory

Double glazed windows overlooking the rear garden.

Rear Garden

There is a patio area behind the bungalow which leads onto lawn and a pathway that runs through the mature shrubs and trees. The path continues onto;

Timber Framed Dwelling

An ideal space for family to occupy whilst having independence or could suit owners whilst the bungalow is being renovated. We understand that mains services are provided through connections to the main bungalow. This dwelling was built approximately 3 years ago.

Living Space

The front door opens into the living space, with lounge area, dining space and kitchen. Natural light is provided by windows to both sides as well as ceiling skylight. There is wood flooring throughout the space and a log burner in the lounge area.

Kitchen Area

Fitted with wall and floor units finished with blue cabinetry and solid wood worktop. Two ring ceramic hob, oven and extractor.

Bedroom

Double glazed window, wood flooring and wall mounted electric heater. Pendant light and range of hanging rails and shelving.

Shower Room

Toilet, basin and double shower cubicle with electric shower. Tiled flooring, window and space for washing machine and dryer.

Storage Space

Located behind the dwelling is a large enclosed storage area/workshop.

Gardens

The mature garden continues on with trees and shrubs.

Additional Information

Council Tax Bands:

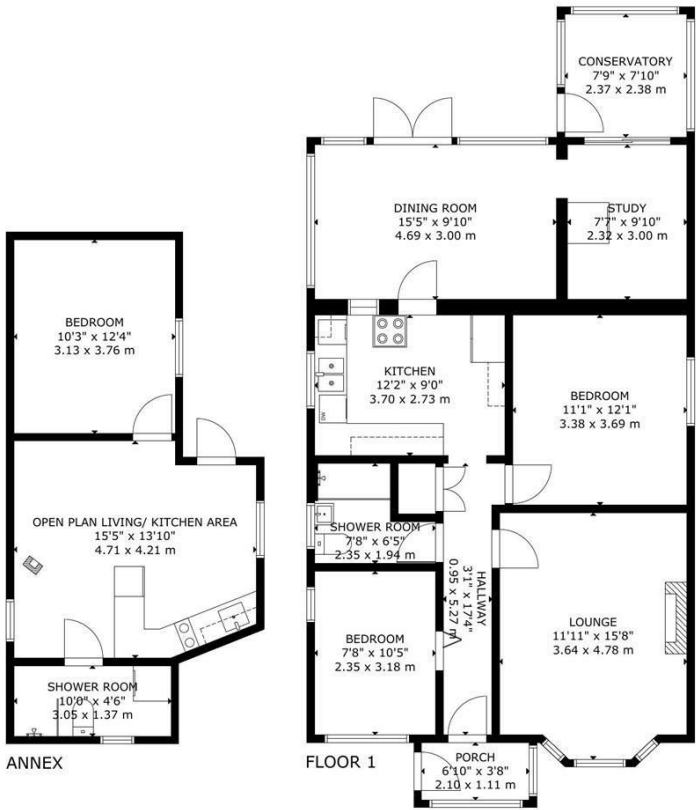
Main Bungalow: E

Timber framed dwelling: A

EPC Rating: D

Please be aware that the main bungalow has spray foam insulation in the loft space. You will need to speak to your lender, if applicable, as this product may affect your ability to obtain a mortgage on the property.

Floor Plan



GROSS INTERNAL AREA
TOTAL: 92 m²/994 sq ft
FLOOR 1: 92 m²/994 sq ft
EXCLUDED AREAS: ANNEX: 35 m²/381 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Area Map



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 Graph

