

HUNT FRAME

ESTATE AGENTS



3 Willingdon Road, Eastbourne, BN21 1TL

£465,000



A former GATE HOUSE, located on the OCKLYNGE/OLD TOWN borders, close to local schools and bus routes. This intriguing property offers versatile accommodation over two floors briefly comprising: THREE RECEPTION ROOMS, kitchen, FOUR BEDROOMS, bathroom and wc. Also benefitting from gas central heating, an enclosed garden and ALLOCATED PARKING SPACE. Offered for sale with NO CHAIN.



Front door to:

Entrance porch

Further door to:

Entrance hall

Radiator, turning staircase leading to first floor landing.

Lounge

14 into bay x 13 (4.27m into bay x 3.96m)
Double glazed bay window to front, radiator, TV point.

Dining Room

14'2 into bay x 13'4 (4.32m into bay x 4.06m)
Double glazed window to side, radiator, ornamental fireplace.

Kitchen

10'6 x 7'7 (3.20m x 2.31m)
Fitted in a range of wall and base mounted cupboards and drawers. Worktops with inset stainless steel sink and single drainer unit. Spaces for cooker, washing machine and fridge. Wall mounted gas fired boiler, window to side, double glazed door leading to garden, door to utility/understairs cupboard.

Third reception room

15'4 x 15' (4.67m x 4.57m)
Currently accessed via a double glazed door to the side of the property, but could be easily reverted to access form the hallway. Double glazed windows to three sides, radiator.

First floor landing

Radiator, double glazed window to rear, stained glass windows.

Bedroom One

13'2 x 11'9 (4.01m x 3.58m)
Double glazed window to side, radiator, built in cupboard.

Bedroom Two

13 x 11'8 (3.96m x 3.56m)
Original period style fireplace, radiator, double glazed window to front, built in cupboard.

Bedroom Three

15'4 x 9'8 (4.67m x 2.95m)
Range of fitted wardrobes to one wall, radiator, double glazed window to front.

Bedroom Four

11'2 x 7' (3.40m x 2.13m)
Radiator, double glazed window to front.

Bathroom

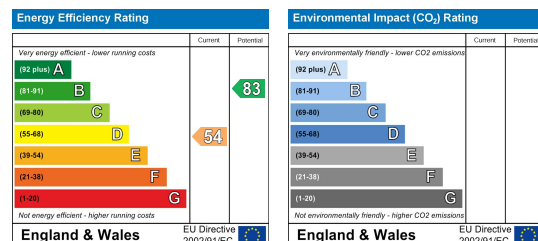
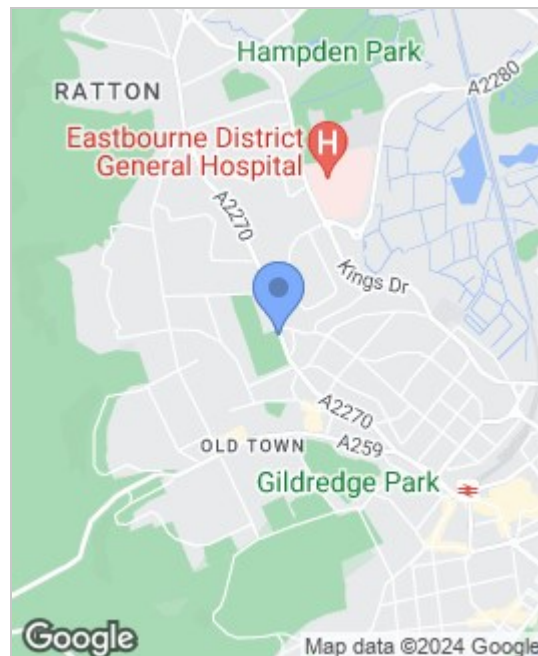
In a white suite comprising panelled bath, pedestal wash basin, tiled splashbacks, tiled floor, radiator, airing cupboard.

Cloakroom

Low level WC, window to side.

Outside

The house benefits from a garden arranged to the side, laid to lawn with mature bushes. Two outside storage cupboards and gated rear access.
ONE ALLOCATED PARKING SPACE.



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