



178 Willingdon Road, Eastbourne, BN21 1TT

£700,000



Affording SPECTACULAR VIEWS over Eastbourne and beyond is this BEAUTIFULLY PROPORTIONED DETACHED house, located on Willingdon Road, on the outskirts of the picturesque town of Eastbourne. This SUPERB FAMILY HOME enjoys lovely, period RECEPTION SPACE with a STUNNING 35' KITCHEN/FAMILY ROOM to the rear with GLORIOUS DISTANT VIEWS, the first floor is no less impressive with FOUR GOOD SIZED BEDROOMS, a MASTER EN-SUITE and a FAMILY BATHROOM with the rooms to the front aspect benefiting from SOUTH DOWNS VIEWS.

Externally the gardens are large with an impressive full width terrace and large lawn, all with a FANTASTIC VISTA, in addition there is a GARAGE and OFF ROAD PARKING to the front aspect and although requiring a little updating in parts, it nevertheless offers a WONDERFUL OPPORTUNITY to secure a LOVELY PERIOD FAMILY HOME.

Willingdon Road is enviably situated in the sought after area of Old Town close to popular schools and a range of amenities. The town centre is easily accessible and provides a principal shopping thoroughfare and the newly constructed Beacon centre. There are a number of amenities, to include theatres and scenic seafront and the Townner Art Gallery. Mainline rail services are from Eastbourne to London Victoria and to Gatwick. Sporting facilities are numerous to include three principal golf courses and one of the largest marinas and harbour development in the country.



GUIDE PRICE £700,000 TO £750,000

ENTRANCE PORCH

Double glazed brick entrance porch with leaded light to entrance door, windows to the side, UPVC double glazed door with leaded light window to side, access to the hallway.

ENTRANCE HALL

Spacious entrance hallway with wooden flooring, radiator, doors off to WC, sitting room and kitchen/breakfast room.

KITCHEN/FAMILY ROOM

34'3 x 13'8 max (10.44m x 4.17m max)

Stunning kitchen/breakfast and family room, divided into distinct areas - FAMILY ROOM having a large seating area with a brick open fireplace with quarry tiled hearth with an oak mantle over, double glazed windows to the rear aspect with glorious garden and over rooftop countryside and coastal views, radiator, wooden flooring, open to a large KITCHEN AREA - extensive range of wooden fronted floor and wall mounted units with complementary worktop space, central island with cupboards and drawers, under unit lighting, tiled splashbacks, space for a range style cooker with a Rangemaster canopied extractor over with a matching splashback, inset one and a half bowl sink unit with swan neck extendable mixer tap and drainer, tiled flooring, UPVC double glazed window to the rear aspect with matching double opening UPVC doors giving access to the terrace and gardens, recessed ceiling lighting.

SITTING ROOM

14'8 max x 14'8 (4.47m max x 4.47m)

Principal reception with a UPVC double glazed bay window to the front aspect, radiator, 'Minster' style fireplace with matching hearth with fire, picture rails, matching wooden flooring.

DINING ROOM

11'3 max x 10'9 (3.43m max x 3.28m)

UPVC double glazed window to the front aspect with South Downs views, radiator, wooden flooring, recessed storage cupboard.

GROUND FLOOR CLOAKROOM

Low level WC, wash hand basin, wooden flooring.

FIRST FLOOR LANDING

18'3 max x 10'9 max (5.56m max x 3.28m max)

Staircase rising to the first floor with large galleried landing with a UPVC double glazed window to the front aspect with South Downs views, radiator, doors off to the bedrooms and bathroom.

BEDROOM ONE

14'9 x 14'3 max (4.50m x 4.34m max)

Master bedroom with a large UPVC double glazed bay window to the rear overlooking the gardens with stunning far reaching countryside and coastal views, radiator, picture rails, walk in storage cupboard, door to the en-suite.

EN-SUITE

Recently refitted and comprising of a large fully tiled shower walk in cubicle with twin shower heads, low level WC, wash hand basin with a wooden top with shelving beneath with a wall mounted mixer tap above, large mirror, chequered style flooring tiled flooring, heated towel rail.

BEDROOM TWO

14'9 x 10'9 max (4.50m x 3.28m max)

UPVC double glazed bay window to the front elevation again with distinct South Downs views, radiator, picture rails.

BEDROOM THREE

11'4 x 10'9 (3.45m x 3.28m)

UPVC double glazed window to the front aspect again with lovely South Downs views, radiator, matching recessed double storage cupboards with additional storage above.

BEDROOM FOUR

11'10 x 7'9 (3.61m x 2.36m)

Double glazed window to the rear aspect with stunning coastal and countryside views, radiator.

FAMILY BATHROOM

Comprising of a corner shower cubicle, low level WC with concealed cistern with cupboards adjacent, wash hand basin, further cabinet and mirror with lighting above, corner bath, fully tiled walls, UPVC double glazed window to the rear aspect, radiator, extractor fan.

DRIVEWAY

Driveway parking for two/three vehicles.

GARAGE

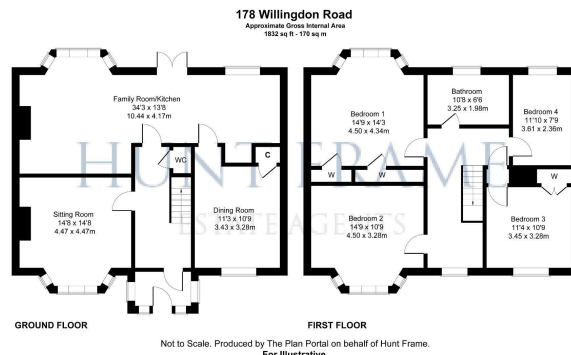
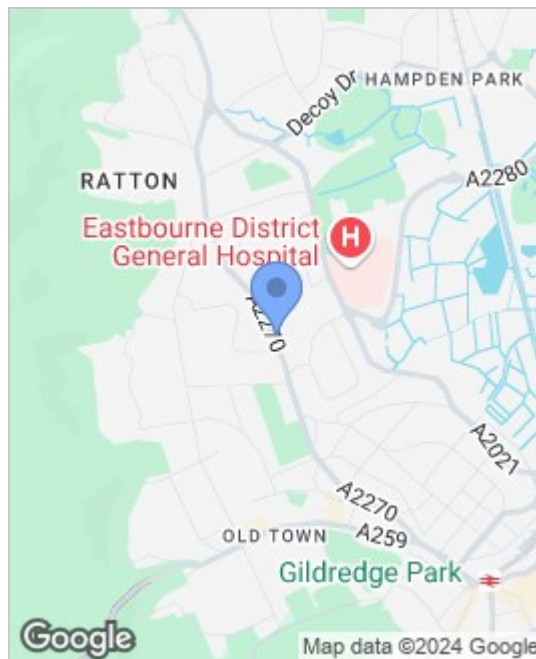
In need of some repair but could provide excellent storage space or use as a workshop or even home office.

FRONT GARDEN

Central pathway to the entrance porch, gate to the front with a walled boundary, remainder laid to lawn.

REAR GARDEN

Large garden with established borders with an expansive paved terrace, excellent for seating/entertaining, remainder laid to lawn with fenced enclosed boundaries, gated side access (excellent scope for additional landscaping/re-modelling if required).



| 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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