



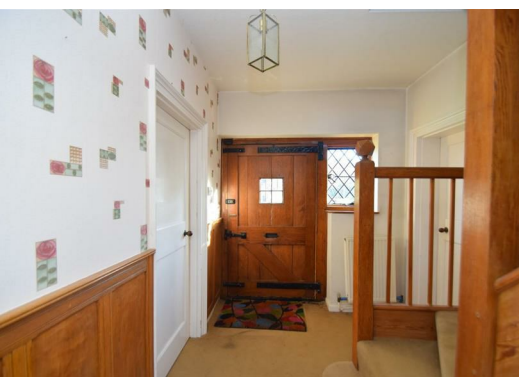
55 Church Street, Eastbourne, BN22 0HR

Price Guide £675,000



OCCUPYING a MOST FAVOURED POSITION in WILLINGDON VILLAGE - an ATTRACTIVE SUSSEX STYLE DETACHED HOUSE of INDIVIDUAL CHARACTER set within an EXTENSIVE PLOT of CIRCA 0.23 ACRES in size. Built of rendered brick with part tile hung elevations, the property provides VERSATILE and SPACIOUS accommodation and comprises of a SITTING ROOM, DINING ROOM, KITCHEN and STUDY with a CONSERVATORY to the rear. The first floor benefits from THREE BEDROOMS and a FAMILY BATHROOM, along with a SEPARATE CLOAKROOM.

Externally the secluded and well proportioned gardens are a particular feature providing a wonderful mature setting and perfect for landscaping/planting as desired, in addition there is a large GARAGE (currently divided) and private driveway providing generous parking. The house now requires renovation/refurbishment but in our opinion provides a wonderful opportunity to create a wonderful home in an exceptional setting.



ENTRANCE HALL

With oak door and panelling, radiator, stairs rising to first floor.

LOUNGE

20'4 x 11'9 max (6.20m x 3.58m max)
Windows to front and side and French doors to rear. Two radiators, brick fire surround with tiled hearth.

CONSERVATORY

11'5 x 8'5 (3.48m x 2.57m)
Of double glazed construction with patio door to rear garden.

DINING ROOM

13'7 x 11 (4.14m x 3.35m)
Windows to front and side, radiator.

KITCHEN

12'5 max x 11 (3.78m max x 3.35m)
Window to rear, stainless steel single drainer sink, fitted with a range of wall and base mounted units with work surfaces and tiled splash-backs, larder and built in storage cupboard, electric cooker point.

Rear lobby

With double glazed door to side patio and access to:

STUDY

11' x 8'5 (3.35m x 2.57m)
Windows to rear and side, radiator.

CLOAKROOM/UTILITY

8'9 x 4'9 (2.67m x 1.45m)
Window to side, wall mounted gas boiler, plumbing point for washing machine, close coupled wc, pedestal hand basin.

Landing

Turning staircase with oak panelling, window to rear, airing cupboard, loft access.

BEDROOM 1

16 x 9'4 (4.88m x 2.84m)
Windows to front and side, radiator, built in cupboard, fitted three door mirror fronted wardrobe.

BEDROOM 2

12'3 x 8'9 (3.73m x 2.67m)
Windows to rear and side, radiator.

BEDROOM 3

11'2 x 9'9 (3.40m x 2.97m)
Windows to front and side, radiator, built in wardrobe, two built-in eaves cupboards.

BATHROOM

8'9 x 5'8 (2.67m x 1.73m)
Window to rear, radiator, panelled bath with shower attachment, pedestal hand basin, part tiled walls.

CLOAKROOM

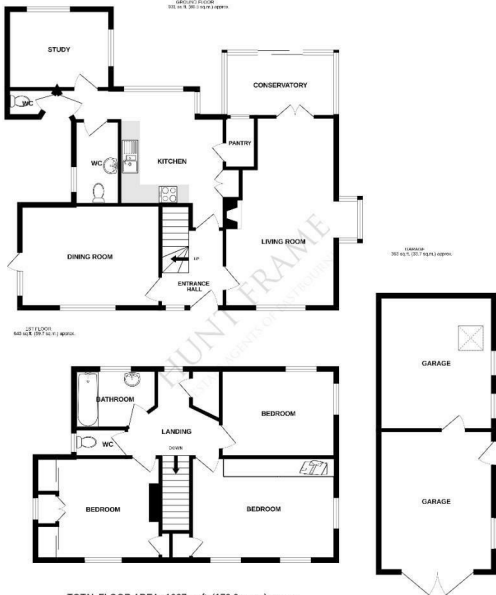
Window to side, close coupled wc.

GARAGE

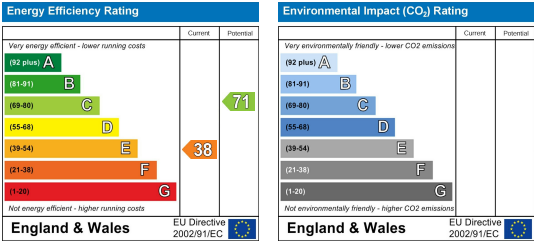
15'2 x 13'8 and 14'5 x 14'3 (4.62m x 4.17m and 4.39m x 4.34m)
Divided into two areas, with double doors to front and door to side, window, power and light.

GARDENS

The house sits centrally in its plot of approximately 0.23 of an acre, with a driveway providing ample off road parking extending to approximately 85' (26 metres), leading to the garage, with adjacent lawns with mature trees and shrubs. The rear garden has areas of patio and lawn and is well stocked with mature trees and shrubs.



TOTAL FLOOR AREA : 1937 sq.ft. (179.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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