

# HUNT FRAME

ESTATE AGENTS



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**84 Willington Road, Eastbourne, BN21 1TW**

**Price Guide £425,000**



HUNT FRAME ESTATE AGENTS are proud to offer with a **\*\* VIRTUAL TOUR \*\*** a **CHAIN FREE, VICTORIAN FOUR STORY SPLENDOUR** with **EXTREMELY VERSATILE & WELL PRESENTED ACCOMMODATION** (with **VIRTUAL TOUR** to follow) **DELIGHTFUL SITTING & DINING ROOMS**, a **MODERN REFITTED KITCHEN**, two upper floors with **FOUR BEDROOMS**, a **LUXURY BATHROOM** and separate **SHOWER ROOM/WC**. There is also a lower ground floor an **OFFICE/FAMILY ROOM** with adjacent **WC/UTILITY ROOM**. An **ENCLOSED, PRIVATE GARDEN** to the rear & **OFF ROAD PARKING**. Highly recommended by HUNT FRAME ESTATE AGENTS.

Located on the borders of Upperton and Old Town. The area is served by a range of sought after schools and local shopping facilities. Scenic downland countryside just to the west offers wonderful recreational opportunity. The town centre is within easy reach with its new Beacon shopping centre and the seafront just beyond. There are main line rail services to London Victoria and to Gatwick from Eastbourne.



ENTRANCE LOBBY

Double glazed door to the front aspect leading to the hallway.

HALLWAY

Staircases to the first and lower floors, doors off to the sitting room, dining room and kitchen.

SITTING ROOM

16'3 x 12'4 (4.95m x 3.76m)  
Radiator. Fireplace surround and mantle with an inset gas fire. Fitted shutters. Fitted storage cupboards and shelving, flanking the fireplace. Double glazed bay window to front aspect.

DINING ROOM

12'5 x 10'2 (3.78m x 3.10m)  
Radiator. Fitted shutters. Double glazed window to rear aspect.

REFITTED KITCHEN

14'10 x 9'4 (4.52m x 2.84m)  
Fitted kitchen comprising a range of floor standing and wall mounted units with solid wood block work surfaces. Inset sink and drainer. Electric oven with gas hob and cooker hood over. Concealed wall mounted boiler. Integral dishwasher. Double glazed windows to rear and side aspects.

STAIRCASES TO THE LOWER & UPPER FLOORS

FIRST FLOOR LANDING

Half and full landings with doors to bedrooms 1 and 2, refitted bathroom and separate shower room/wc.

BEDROOM 1

15'11 x 15'11 (4.85m x 4.85m)  
Radiator. Fitted shutters. Double glazed bay window to the front aspect.

BEDROOM 2

12'8 x 10'4 (3.86m x 3.15m)  
Radiator. Fitted shutters. Built in wardrobes. Double glazed window to rear the aspect.

LUXURY BATHROOM

Stylish and contemporary refitted bathroom with a replacement suite comprising of a walk in shower cubicle with a twin headed rainfall shower system, panelled bath, low level wc with a wash

hand basin set in a matching vanity unit, fully tiled walls and flooring in complimentary colours, mirror with lighting, upright ladder style radiator, recessed shelving, double glazed window to the rear aspect.

SHOWER ROOM/WC

Shower cubicle with a rainfall shower system. Wash hand basin. Low level WC. Heated towel rail. Extractor fan. Double glazed window to side aspect.

STAIRCASE TO THE SECOND FLOOR

HALF AND MAIN LANDINGS

Double glazed window to the rear aspect on the half landing, main landing with doors off to bedrooms 3 and 4.

BEDROOM 3

15'3 x 12'11 (4.65m x 3.94m)  
Radiator. Fitted shutters. Double glazed window to the front aspect.

BEDROOM 4

11'3 x 9'11 (3.43m x 3.02m)  
Radiator. Double glazed window to the rear aspect. Fitted shutters. Stunning panoramic views across Eastbourne.

LOWER GROUND FLOOR

Inner hallway with access to the Wc/utility room and office/family room.

OFFICE/FAMILY ROOM

13'10 x 9'2 (4.22m x 2.79m)  
Radiator. Double glazed window to the side aspect. French doors to garden.

WC/UTILITY ROOM

Low level WC. Wash hand basin. Radiator. Extractor fan. Plumbing for a washing machine.

LEAN TO/STORAGE

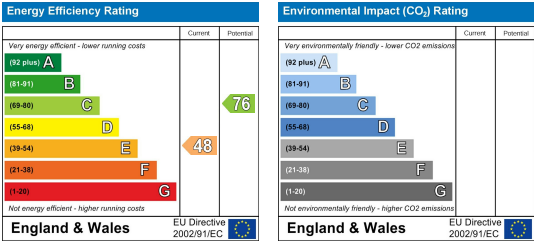
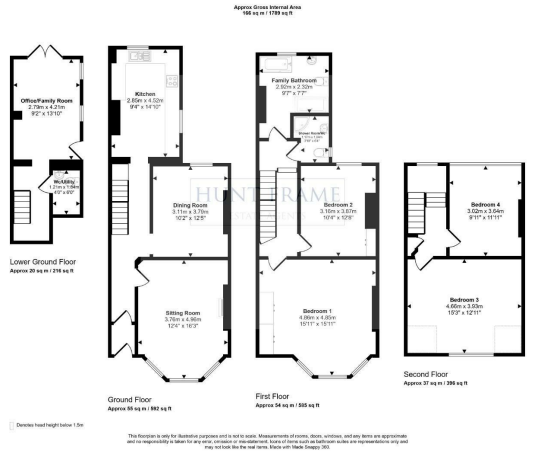
Double glazed lean to providing excellent storage.

OUTSIDE - REAR GARDENS

A secluded garden can be found to the rear with a paved patio area with a gate that leads to the dedicated parking area.

OFF ROAD PARKING

Dedicated parking for a single vehicle.



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