



A very original three bedroom terraced house requiring modernisation. Peacefully set overlooking a pretty green, the property is located in Lower Willingdon, Eastbourne. This chain free home offers great potential for improvement to the next owners. It includes wide hallway, kitchen, through lounge dining room, bright bedrooms, bathroom with separate WC, gardens and a garage.

**£280,000 | Freehold**



83 Seven Sisters Road, Lower Willingdon, Eastbourne, East Sussex, BN22 0RL

## Location

The house is within easy walking distance of shops, cafes and takeaways at Freshwater Square. Scenic downland walks are not far away. Huggetts Lane Recreation Ground is just around the corner and bus routes in and out of Eastbourne can be found in the road. Willingdon Community School also is close-by and has a Good Ofsted rating.

## Storm Porch

Double glazed front entrance door.

## Hallway

Stairs to first floor landing, with cupboard under. Cupboard housing fuse board.

## Lounge/Dining Room – 7.3m x 3.3m (23'11 x 10'9)

Double glazed window to front aspect, fireplace, service hatch to kitchen, double glazed window to rear.

## Kitchen – 2.6m x 2.4m (8'6 x 7'10)

Door to back garden. Double glazed window to rear. Fitted with original kitchen units. Sink unit.

## Landing

Airing cupboard, hatch to loft space.

## Bedroom 1 – 4m x 3m (13'1 x 9'10)

Double glazed window to front, fitted cupboard.

## Bedroom 2 – 3.3m x 2.7m (10'10 x 8'10)

Double glazed window to rear.

## Bedroom 3 – 3m x 2.1m (9'11 x 6'10)

Double glazed window to front, shelving, built in cupboard.

## Bathroom

Bath with tiled surround and electric shower over. Basin. Obscured double glazed window.

## WC

Flush WC, obscured double glazed window to rear.

## Outside

### Front Garden

Laid to lawn fronting the green, with pathway to front door.

### Back Garden

Level, mostly lawned garden with timber fencing and pathway to rear access.

### Garage

Up and over door, located at rear of the property.

## Council Tax

Band C with Wealden District Council.



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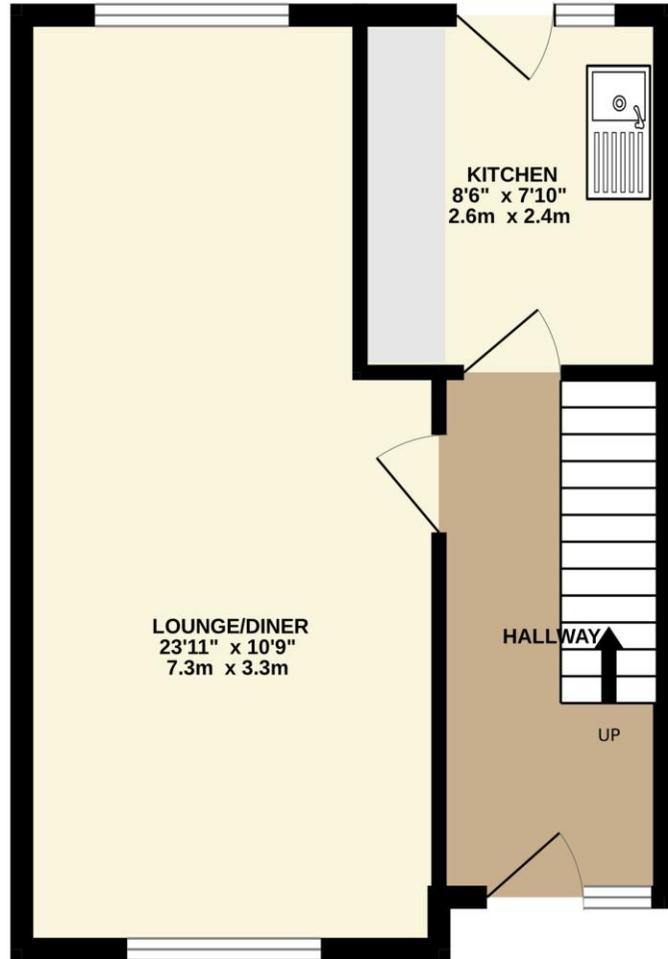
Company Registration Number 14506438

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D		
39-54	E		
21-38	F	31   F	
1-20	G		

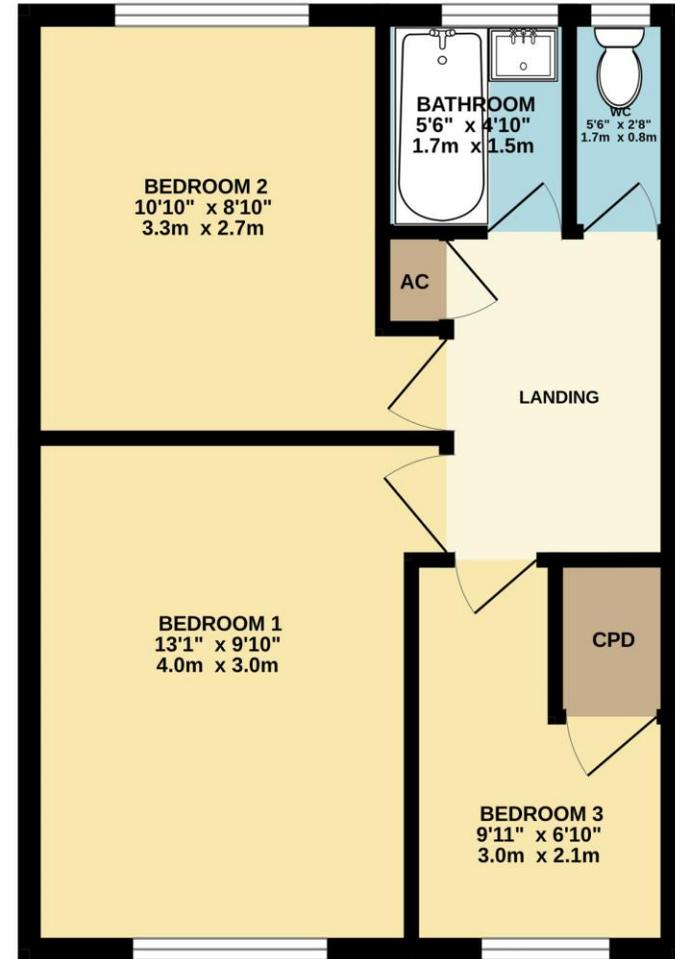


We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.

GROUND FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 784 sq.ft. (72.8 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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