



A highly desirable Sussex style three double bedroom family house with 100ft sunny rear garden and views of The South Downs to the rear. Well-appointed reception space includes a triple aspect lounge with fireplace niche and window seat, double aspect dining room, double glazed conservatory and modern kitchen/breakfast room. All three bedrooms are doubles and have built-in wardrobes, with the master bedroom having a modern en-suite shower room, plus there is a contemporary family bathroom. Further features include a downstairs cloakroom, garage and driveway.

**Price £675,000**  
**Tenure Freehold**





## LOCATION

Tucked away on the fringes of Willingdon Village, this part of Willingdon Road is accessed via a private slip road for residents only. A range of scenic Downland walks are available nearby and the village amenities, including two pubs, a Thai restaurant and Post Office are all within walking distance. Access to a good choice of local schools for all ages is available. Hampden Park and Polegate are the closest train stations.

**ENTRANCE VESTIBULE** Oak front door. Double glazed window to side aspect. Tiled floor. Radiator.

**ENTRANCE HALLWAY** Cloakroom cupboard. Plate rail. Parquet flooring. Radiator. Stairs rising to first floor landing.

**LIVING ROOM** 5.97m (19'7") max x 5.31m (17'5") max

Triple aspect room, with double glazed box window to front aspect with fitted window seat and double-glazed window to rear aspect, with views towards The Downs. Fireplace niche with inset wood burning stove with two double glazed windows and brick surround. Double glazed patio door to:

**CONSERVATORY** 3.62m (11'11") x 3.57m (11'9")

Double glazed, with windows and door to rear garden. Polycarbonate roof and stone floor.

**DINING ROOM** 4.70m (15'5") x 2.65m (8'8")

Double aspect room, with double glazed windows to front and side aspects.

**KITCHEN/BREAKFAST ROOM** 4.12m (13'6") x 2.67m (8'9")

Double aspect room with double glazed stable door and double-glazed windows to rear and side aspects, with views towards The Downs. Fitted with a range of light grey shaker style wall and base mounted units with contrasting dark worktops over. Breakfast bar. Double sink unit. Range style cooker. Space for appliances. Tiled splashbacks.

**CLOAKROOM/WC** Obscured double glazed window. Suite comprising corner hand basin and low-level flush WC. Towel rail. Karndean flooring.

**FIRST FLOOR LANDING** Double aspect landing with double glazed windows to front and side aspects. Hatch to loft space. Radiator.

**MASTER BEDROOM** 3.55m (11'8") Excluding dressing area x 3.28m (10'9")

Two double glazed windows to rear aspect, with views towards The Downs. Built-in wardrobe. Airing cupboard. Radiator.

**EN-SUITE SHOWER ROOM** Contemporary white suite comprising large shower enclosure, circular wash hand basin and low-level flush WC. Tiled walls and floor.

**BEDROOM TWO** 5.34m (17'6") x 3.28m (10'9")

Double aspect room with double glazed windows to front and rear aspect, with views of The Downs to the rear. Fitted wardrobes, cupboards and dressing table. Wash hand basin. Two radiators.

**BEDROOM THREE** 3.97m (13') max x 2.77m (9'1")

Double aspect room, with double glazed windows to front and side aspects. Built-in wardrobes and cupboards. Radiator.

**FAMILY BATHROOM** Contemporary suite comprising twin-ended bath with shower attachment, wash hand basin with vanity unit and low-level flush WC. Tiled walls and floor. Chrome heated towel rail.

## OUTSIDE

**FRONT GARDEN** Laid to lawn with shrub bed borders.

**REAR GARDEN** Offering a sunny aspect and extending to approximately 100ft. Laid to lawn with mature bed borders, patio and summerhouse.

**DRIVEWAY** Block paved and providing off road parking.

**GARAGE** Electric up and over door.

Council Tax Band- E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## Utilities

This property has the following utilities:

**Water Mains**

**Drainage Mains**

**Gas Mains**

**Electricity Mains**

**Primary Heating** Gas central heating system

**Solar Power** None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.



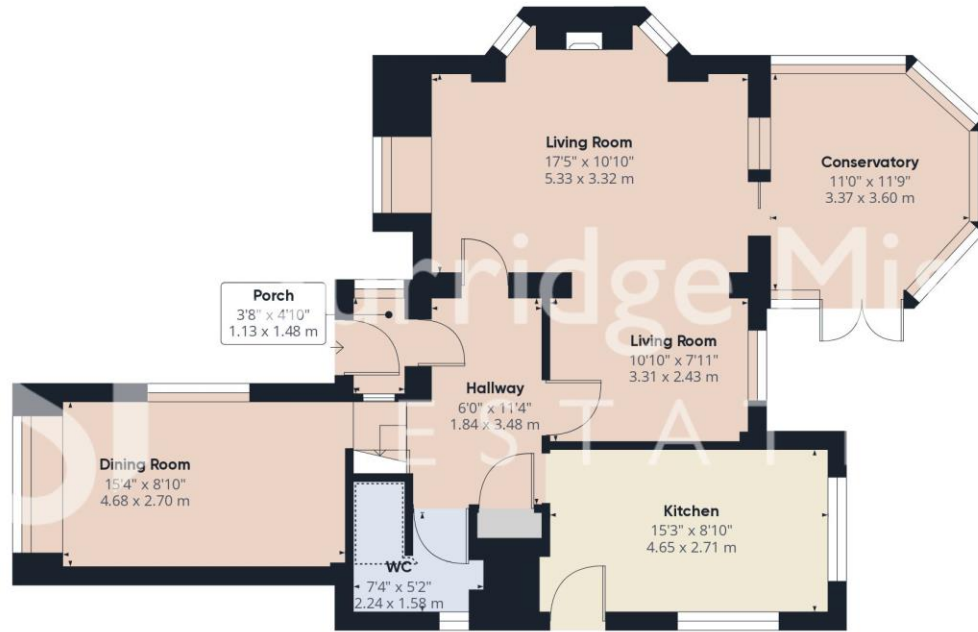
01323 460617

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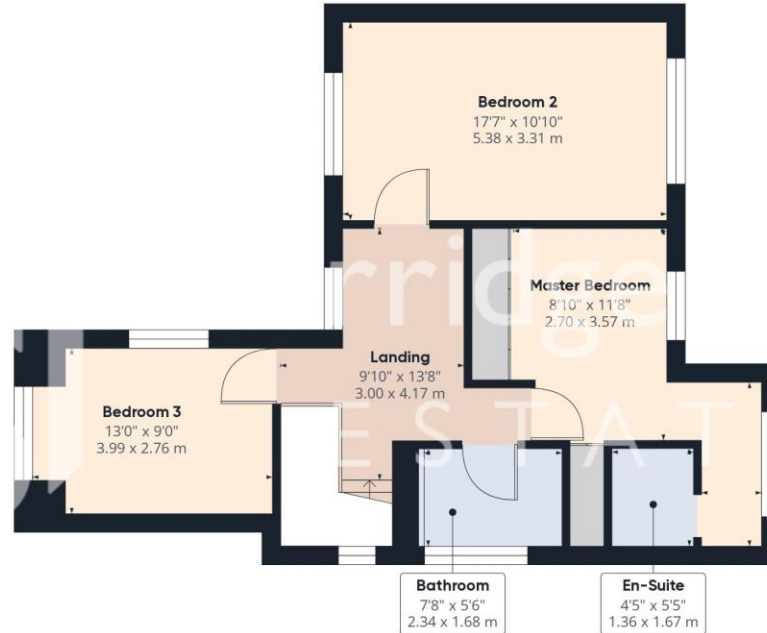
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Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

1533.07 ft<sup>2</sup>

142.43 m<sup>2</sup>

**Reduced headroom**

12.5 ft<sup>2</sup>

1.16 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





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PROTECTED

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ESTATES

 PRS Property  
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Scheme