



CHAIN FREE. A good sized detached bungalow positioned on a corner plot in the ever popular and sought after location of Willingdon. The property has two bedrooms and a large L shaped reception room with a functioning kitchen and bathrooms. The property will require modernising to include gas central heating if preferred and redecoration throughout however offers a good opportunity for extension and reconfiguration subject to permissions.

The plot is generous and there is a garage and parking available within the plot. Tucked away on the fringes of Willingdon Village. 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.

Price £389,950
Tenure Freehold



3 Downs Road, Willingdon, Eastbourne, East Sussex BN22 0JH

Entrance Hall

Double glazed door. Meter cupboard. Built in airing cupboard. Loft access. Electric storage heater.

Lounge - 5.74m x 5.59m (18'10" x 18'4")

Double aspect room with double glazed bay window to front and double glazed window to side. Brick fireplace. Electric storage heater.

Kitchen - 4.32m x 2.11m (14'2" x 6'11")

Double aspect room with double glazed window to rear and window to side, and double glazed door to rear garden. Fitted with a range of wall and base units. Work surfaces with inset stainless steel sink and drainer unit. Electric storage heater.

Rear Lobby

Personal door to garage.

Bedroom One - 3.76m x 3.58m (12'4" x 11'9")

Double aspect room with double glazed windows to front and side. Electric storage heater.

Bedroom Two - 3.61m x 2.64m (11'10" x 8'8")

Double glazed window to side. Electric storage heater.

Bathroom

Double glazed opaque window to rear. Partially tiled walls. Electric storage heater. Bath and wash hand basin.

Separate W.C.

Double glazed to rear. W.C.

Lean To/Conservatory - 5m x 2.57m (16'5" x 8'5")

Timber framed with glazing.

Garage - 5m x 2.74m (16'5" x 9'0")

Electric up & over door. Partitioned with power and light and Crittle door to lean to.

Front Garden

Being mainly laid to lawn.

Rear Garden

Level corner plot gardens being mainly laid to lawn with mature trees and shrubs.

Council Tax Band D.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D			
(39-54) E		38	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Utilities

This property has the following utilities:

Water Mains

Drainage Mains

Gas None

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.gov.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

info@surridgemison.com

www.surridgemison.com

66 High Street, Westham, Pevensey, BN24 5LP

Company Registration Number 14506438



Approximate total area⁽¹⁾
1097.52 ft²
101.96 m²

(1) Excluding balconies and terraces

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



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 Surridge Mison
ESTATES

 PRS Property
Redress
Scheme