



An amazing detached former farmhouse that has been divided into two spacious apartments: a two bedroom first floor with wonderful Downland views and a three bedroom ground floor overlooking the expansive grounds. This is a wonderful opportunity for two families to live independently in the same building, or live in one apartment and let the other for an income stream. A further option (subject to consents) is to convert back into a spacious family house. The property has been well maintained and includes beautiful sunny garden, ample off-road parking and a garage.

£675,000 to £700,000
Tenure Freehold

DRAFT BROCHURE TO BE APPROVED BY VENDOR



32 Eastbourne Road, Willingdon, Eastbourne, East Sussex, BN20 9NN

Ground Floor Flat Entrance Porch

Double glazed door to front. Wooden door leading to entrance hall.

Ground Floor Flat Entrance Hall

Double glazed window to side. Built in cupboard.

Ground Floor Flat Kitchen - 3.25m x 2.67m (10'8" x 8'9")

Double aspect room with double glazed windows to front and side. Laminate flooring and partially tiled walls. Inset spotlights. Fully fitted with a range of modern gloss wall and base units with space and plumbing for washing machine, dishwasher and fridge/freezer. Eye level built in double electric oven. Concealed Glow Worm boiler. Quartz effect work surfaces with inset stainless steel 1 and 1/2 bowl sink and drainer unit and 4 burner electric hob.

Ground Floor Flat Dining Area - 3.99m x 3.91m (13'1" x 12'10")

Double glazed window to side. Electric fireplace with stone surround. Carpeted. Radiator.

Ground Floor Flat Lounge - 4.04m x 3.33m (13'3" x 10'11")

Double aspect room with double glazed window to side and patio doors leading to rear garden. Wooden flooring. Radiator.

Ground Floor Flat Inner Hallway

Double glazed window to rear. Airing cupboard and storage cupboard. Radiator. Carpeted.

Ground Floor Flat Shower Room

Double glazed opaque window to side. Fully tiled walls and laminate flooring. Radiator. Suite comprising of double shower cubicle, wash hand basin set within vanity unit and W.C.

Ground Floor Flat Bedroom Two - 3.3m x 2.54m (10'10" x 8'4")

Double aspect room with double glazed windows to rear and side. Radiator. Coved ceiling. Carpeted.

Ground Floor Flat Bedroom Three - 2.97m x 2.54m (9'9" x 8'4")

Double glazed window to front. Built in wardrobes. Coved ceiling. Radiator. Carpeted.

Ground Floor Flat Bedroom One - 3.94m x 3.3m (12'11" x 10'10")

Double aspect room with double glazed windows to rear and side. Radiator. Coved ceiling. Carpeted.

First Floor Flat Entrance Porch

Private entrance located on the ground floor. Timber door to side and double glazed window to front. Tiled flooring. Stairs leading to first floor.

First Floor Flat Hallway

Double glazed window to rear. Storage cupboard. Coved ceiling. Carpeted.

First Floor Flat Dining Room - 3.94m x 3.81m (12'11" x 12'6")

Double glazed box window to rear with views towards The South Downs National Park. Laminate flooring. Radiator. Coved ceiling.

First Floor Flat Lounge - 4.06m x 3.33m (13'4" x 10'11")

Double aspect room with double glazed windows to rear and side with far reaching views towards The South Downs National Park. Radiator. Carpeted.

First Floor Flat Kitchen - 3.18m x 2.95m (10'5" x 9'8")

Double glazed window to rear. Tiled flooring and partially tiled walls. Wall mounted Viessmann boiler. Fully fitted with a range of modern wall and base units with space and plumbing for washing machine and fridge/freezer. Built in eye level double electric oven. Work surfaces with inset 1 and 1/2 bowl stainless steel sink and drainer unit and 4 burner gas hob.

First Floor Flat Bedroom One - 3.96m x 3.53m (13'0" x 11'7")

Double aspect room with double glazed windows to rear and side. Radiator. Coved ceiling. Carpeted.

First Floor Flat Bedroom Two - 3.38m x 3.35m (11'1" x 11'0")

Double aspect room with double glazed windows to rear and side. Coved ceiling. Radiator. Carpeted.

First Floor Flat Box Room - 3.33m x 2.21m (10'11" x 7'3")

Double aspect room with double glazed window to rear and porthole window to front. Carpeted. Radiator.

First Floor Flat Bathroom

Double glazed opaque window to rear. Partially tiled walls and laminate flooring. Loft access. Radiator. White suite comprising of bath with mixer taps and shower over, wash hand basin set within vanity unit and W.C.

Garage

Single garage with up & over electric door. Personal door and window. Power and light.

Driveway

Providing ample off road parking. Access via Went Hill Gardens.

Rear & Side Gardens

Mainly laid to lawn with patio area. Enclosed by edging, walls and fencing. Brick storage building. Enjoys a sunny aspect.

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

ENERGY RATING TBC

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.



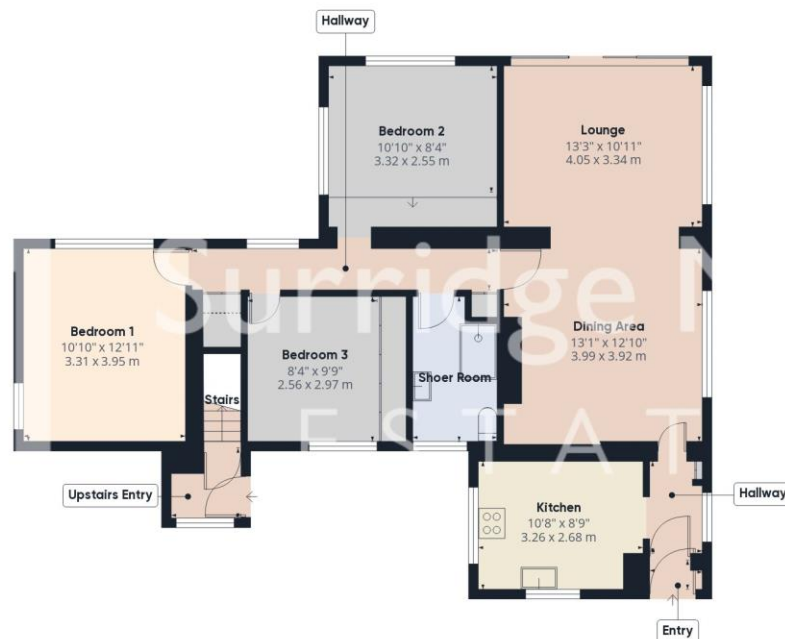
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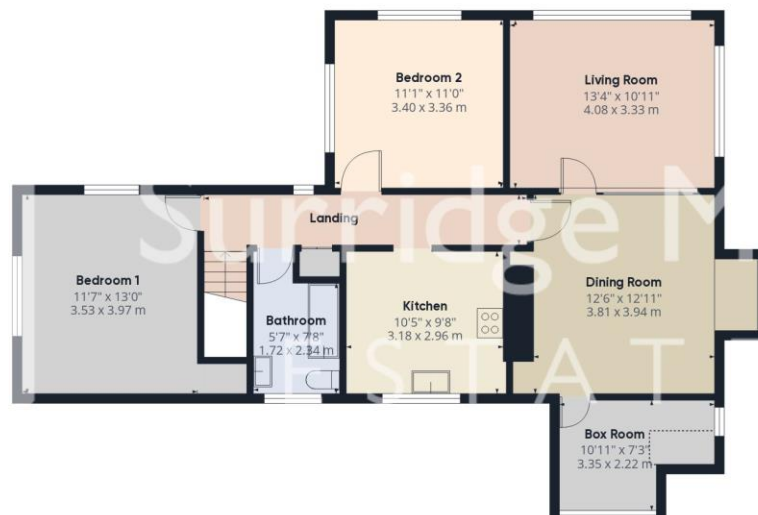
www.surridgemison.com

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Company Registration Number 14506438



Floor 0



Floor 1

Approximate total area⁽¹⁾

1878.3 ft²

174.5 m²

Reduced headroom

8.8 ft²

0.82 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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