



BROOK GAMBLE



8 The Croft, Church Street, Willingdon, BN20 9HH

O.I.R.O £529,950

Nestled at the foot of the downs in the charming and highly sought after village of Willingdon, "The Croft" presents a rare opportunity to acquire a delightful semi-detached house, boasting stunning views towards the South Downs National Park. This well-appointed residence spans an impressive 1,098 square feet and features three spacious bedrooms, making it an ideal home. Upon entering, you will be greeted by two inviting reception rooms, perfect for both relaxation and entertaining.

The tasteful decor throughout the property enhances its warm and welcoming atmosphere, allowing you to move in with ease. The house also benefits from two well-equipped bathrooms, ensuring convenience for all residents. For those with vehicles, the property offers a garage, a valuable asset in this desirable location. Being chain-free, this home allows for a smooth and straightforward purchase process. Viewing is strictly by appointment with Brook Gamble, Sole Agents.

Accommodation Comprising

Double glazed main front door

Entrance Hallway

Dado rail, coving to ceiling, recessed spotlighting, double radiator, under stairs storage cupboard, cloaks cupboard, stairs rising to 1st floor landing, feature leaded light stained glass window allowing borrowed light into kitchen.

Ground Floor Shower Room

Comprising low-level WC, wash hand basin, walk in shower cubicle with wall mounted shower, shower attachment and riser rail, part tiled walls, recessed spotlighting, heated towel ladder, double glazed window to front aspect.

Lounge 11'3 x 11'7 (3.43m x 3.53m)

With feature fire surround, Dado rail, radiator, coving to ceiling, large double glazed window to front aspect overlooking front patio and rockery, planting bed garden. Radiator.

Dining area 14'1 x 9'1 (4.29m x 2.77m)

Dado rail, wall mounted heating thermostat, coving to ceiling, radiator, double glazed sliding patio door leading onto rear garden.

Kitchen 10'3 x 8'10 (3.12m x 2.69m)

Fitted in a range of wall and floor cupboards and base units and cabinets with under lighting, one and a half bowl sink unit and mixer tap with complementary granite worktop, space and plumbing for washing machine, space and plumbing for dishwasher, space for under counter fridge and freezer, space for electric cooker with extractor hood above, part tiled walls, recessed spotlighting, double glazed window to rear aspect with far reaching views across the Willington village and out over Eastbourne and surrounds.

First floor landing

Hatch to loft with pulldown ladder, Airing cupboard housing hot water cylinder with shelving above for linen.

Bedroom one 12'5 x 9 (3.78m x 2.74m)

Built-in wardrobe with hanging rail and shelving above, Coving to ceiling, radiator, double glazed window to rear aspect with outstanding far reaching views and delightful views of the South Downs National park.

Bedroom two 11'2 x 9'6 (3.40m x 2.90m)

With double built-in wardrobe with hanging rails and shelving above, coving to ceiling, recessed spotlighting, double glazed window to front aspect looking out onto Church Street Willington.

Bedroom three 10'1 x 8'11 (3.07m x 2.72m)

Double built-in wardrobe with hanging rail and shelving above, recessed spotlighting, coving to

ceiling, laminate wood flooring, radiator, double glaze window to rear aspect with outstanding views over Willington and towards the South Downs National Park.

Bathroom 9'9 x 5'3 (2.97m x 1.60m)

Comprising a white suite, bath with mixer taps and telephone style shower attachment, tiled splashback, low-level WC, wash hand basin, heated towel ladder, coving to ceiling, recessed spotlighting, double glazed window to front aspect.

Front Garden

Offering a delightful patio area, and a rockery/plant bed garden. Pathway to house path to rear garden.

Rear Garden

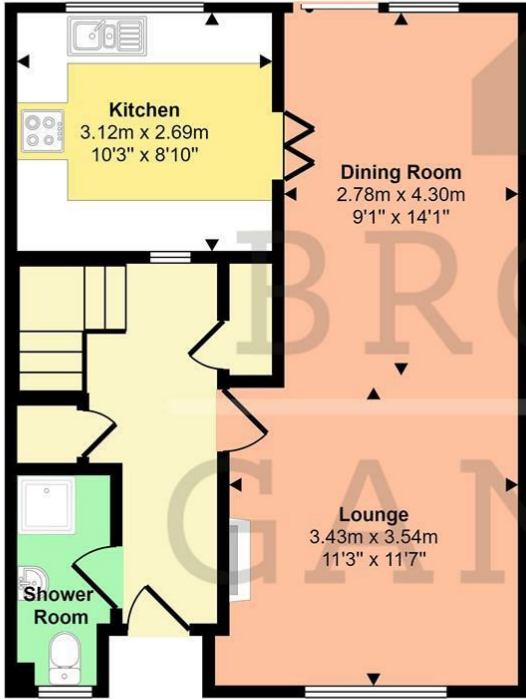
A delightful, landscaped block paved rear garden with a range of mature plants, shrubs, and flower beds, a wooden summer house, shed and outstanding views towards the South Downs National Park, with fenced borders and a gate to side.

Garage

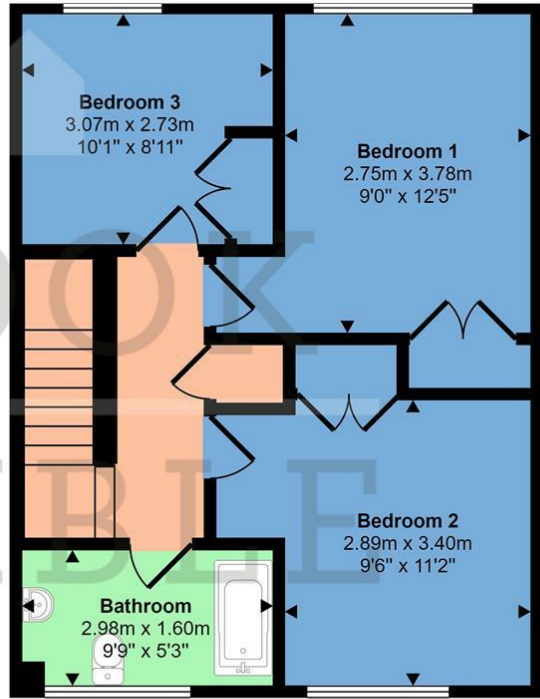
Located in a Garage block adjacent to the property with up and over door and a pitched roof.

Floor Plan

Approx Gross Internal Area
94 sq m / 1015 sq ft



Ground Floor
Approx 46 sq m / 500 sq ft



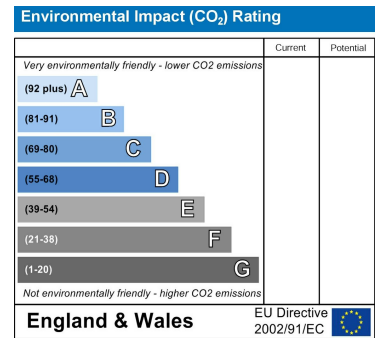
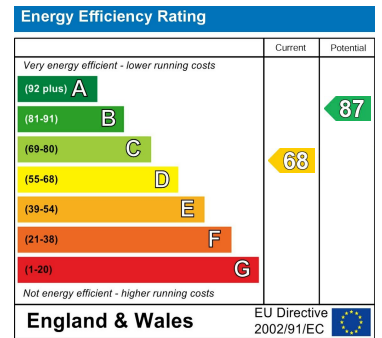
First Floor
Approx 48 sq m / 515 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



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