



# BROOK GAMBLE



**25 Willingdon Park Drive, Eastbourne, BN22 0BS**

**£695,000**

Located in the charming area of West Hampden Park, this delightful house offers a perfect blend of comfort and style. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests as well as the opportunity for a home office either within the property or in the separate external home office. The two well-appointed reception rooms provide ample opportunity for relaxation and entertaining, with the extended 24' x 17' open plan Kitchen/Dining Room making it easy to host gatherings or enjoy quiet evenings at home. The house features two modern bathrooms with an en-suite shower room and dressing area to the master bedroom, ensuring convenience for all residents. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout. Willingdon Park Drive is a sought-after location, known for its friendly community and proximity to local amenities. Residents can enjoy easy access to shops, schools, and parks, making it a perfect setting for family life. Viewing is considered essential by the vendors sole agents.

**Entrance Porch 7'3 x 5 (2.21m x 1.52m)**

Composite glazed leaded light front door opening into Entrance Porch, with UPVC double glazed leaded light windows to three sides. Wood effect flooring, inset ceiling spotlights, composite frosted leaded light patterned glazed door into Entrance Hall.

**Entrance Hall**

Wood effect flooring to radiators, thermostat, inset ceiling spotlights, two under stairs storage cupboards.

**Cloakroom**

Close coupled WC, radiator, wash basin with vanity cupboard below, tiled splashback, part tiling to walls, frosted UPVC double glazed window to side.

**Lounge 20'3 x 15'2, ax reducing to 11'8 (6.17m x 4.62m, ax reducing to 3.56m)**

Woodburning stove with stone hearth. 2 radiators, UPVC double glazed leaded light window to front, UPVC double glazed leaded light window to side. Glazed double doors opening into Kitchen/Dining Room.

**Extended Kitchen / Dining Room 24' x 17' (7.32m x 5.18m)**

Single drainer one and a half bowl sink unit with mixer taps and cupboards below. Further range of drawers and base units with working surfaces over incorporating 5-ring AEG induction hob with cooker hood above and pan drawers below. Integrated tall fridge and integrated tall freezer. Integrated AEG electric oven and integrated AEG Microwave with multi functions and warming drawer below. Integrated dishwasher, base unit with carousel storage shelving, wall units, kitchen island with drawer units, wine fridge and breakfast bar. Inset ceiling spotlights, two radiators, UPVC double glazed window and UPVC double glazed double doors with glazed side screens opening onto Rear Garden.

**Utility Room 11'4 x 5'2 (3.45m x 1.57m)**

Single drainer sink unit with mixer taps and cupboard below. Further base units with working surfaces over. Tall cupboard, space and plumbing for washing machine, space for tumble dryer, part tiling to walls, wall units, wood effect flooring, cupboard housing wall mounted gas boiler, radiator, UPVC double glazed window to side, glazed door to Entrance Hall.

**First Floor Landing**

Turning staircase from Entrance Hall to First Floor Landing. Leaded light UPVC double glazed windows to front, inset ceiling spotlights, hatch to loft space.

**Bedroom 1 13'7 x 13'4 (4.14m x 4.06m)**

Radiator, UPVC double glazed window to rear

overlooking the rear garden and enjoying views towards the South Downs, and a vaulted ceiling measuring 11'7 in height. Archway through to Dressing Area.

**Dressing Area 9'11 x 7'1 (3.02m x 2.16m)**

Measurements include the depth of the built-in wardrobe cupboards. Four double built-in wardrobe cupboards, with clothes rails and shelving, flank the dressing area. Inset ceiling spotlights, sliding door leading to En-Suite Shower Room.

**En-Suite Shower Room**

Tiled shower cubicle with wall mounted shower unit, hand held shower attachment, rainfall shower head, glazed shower screen, radiator with heated towel rail, wash basin with mixer taps and vanity unit below, mirror fronted vanity cupboard, extractor fan, close coupled WC, part tiling to walls, inset ceiling spotlights, frosted UPVC double glazed window to side.

**Bedroom 2 17' x 9'10 (5.18m x 3.00m)**

Range of built-in wardrobe cupboards, radiator, UPVC double glazed window to rear overlooking rear garden with views to the South Downs.

**Bedroom 3 11'7 x 10'3 (3.53m x 3.12m)**

Radiator, UPVC double glazed window to side.

**Bedroom 4 10'3 x 8'8 (3.12m x 2.64m)**

Measurements exclude the depth of the built-in wardrobe cupboard. Radiator, leaded light UPVC double glazed window to front.

**Bathroom**

Suite comprising panelled bath with mixer taps and hand held shower attachment. Tiled shower cubicle with wall mounted shower unit, hand held shower attachment, rainfall shower head and glazed screen. Low flush WC, wash basin with vanity cupboard below, part tiling to walls, wall mounted vanity unit, inset ceiling spotlights, heated towel rail, frosted UPVC double glazed window to side.

**Home Office 15'8 x 8 (4.78m x 2.44m)**

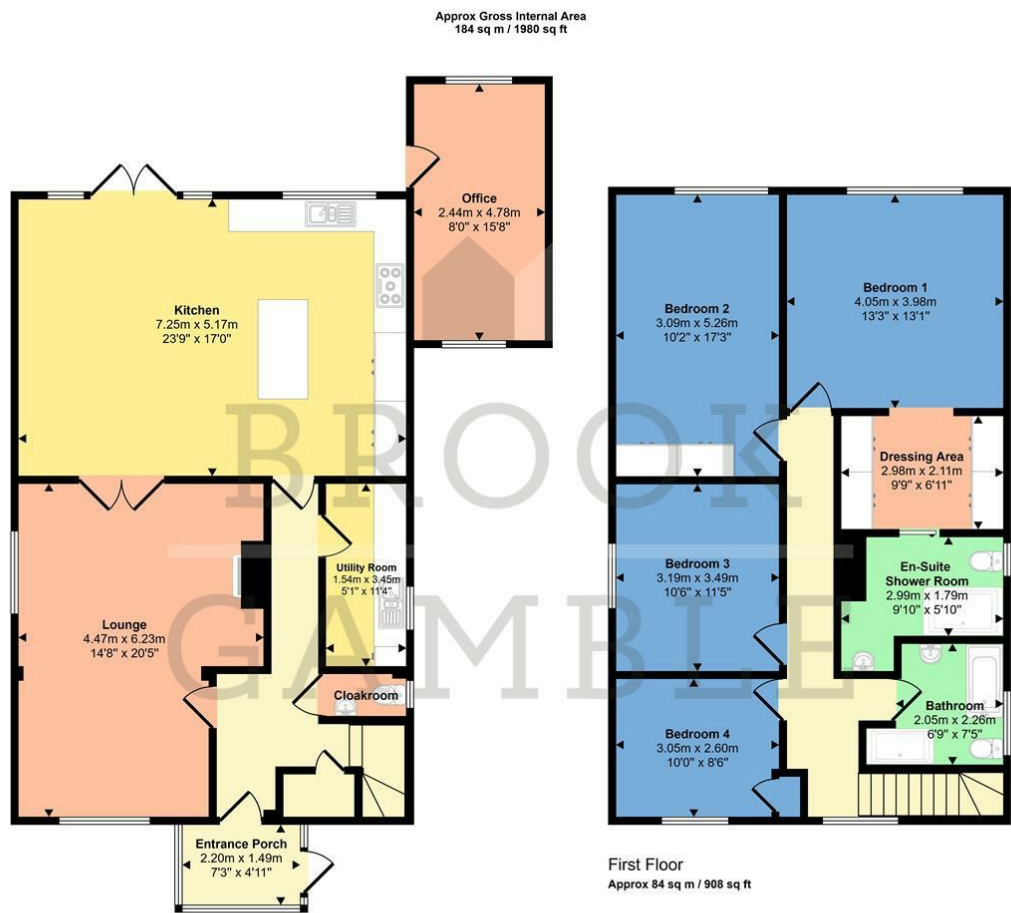
Pitched roof, wired for home office with Wifi. UPVC double glazed window to Rear Garden, door to Sun Terrace.

**Gardens**

The South Westerly facing rear garden measures approximately 75' in depth. having been landscaped, the garden is laid mainly to lawn, with paved patio area. Benefits include an outside tap, power and lighting and a retractable sun awning. There is a paved pathway to the side of the house with a timber storage shed and a double gate leading to the front. The rear garden boasts a range of flower beds with mature trees and shrubs. At the far end of the garden is a pergola, seating area and a timber shed.

The front garden is arranged as a block paved driveway giving off street parking for several vehicles.

Floor Plan

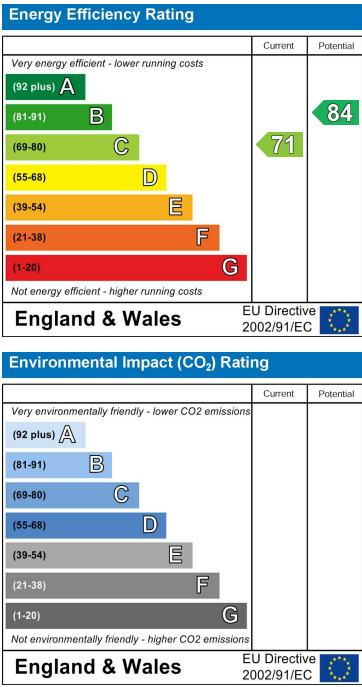


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Area Map



Energy Efficiency Graph



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