



210 Willingdon Road  
Eastbourne, BN21 1TU  
Guide price £550,000



# 210 Willingdon Road

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Phil Hall Estate Agents is delighted to introduce this charming property nestled in serene location, where tranquility meets natural beauty.

Step into luxury and comfort as you enter the ground floor of this exquisite residence. Welcoming you is a spacious entrance hall, setting the tone for elegance and style throughout. To the right, the living room beckons with its inviting space, offering a serene setting for relaxation and gatherings.

Venture into the heart of the home, where the stunning kitchen/dining room awaits. Designed for both culinary excellence and convivial dining experience, this space exudes modern sophistication, boasting sleek countertops, premium appliances, and ample room for entertaining guests or enjoying family meals.

Bedroom four, which offers convenience and flexibility for guests or household members seeking privacy and comfort. Adjacent is the his and hers bathroom, a luxurious retreat featuring contemporary fixtures and finishes, providing the ultimate indulgence for relaxation and rejuvenation.

Ascend to the upper level of this remarkable home, where haven of comfort and tranquillity awaits. Discover three beautifully appointed bedrooms, each offering a peaceful retreat for rest and relaxation.

The crown jewel is bedroom one, a spacious sanctuary boasting a private balcony. Step outside to bask in the beauty of the surroundings, savouring moments of serenity and taking in the fresh air. Inside, indulge in luxury and ample space and thoughtful design, creating a cosy haven for restful nights and lazy mornings.

Adjacent is the family bathroom, a lavish retreat designed for ultimate comfort. Featuring a separate bath and shower cubicle, this elegant space offers the perfect balance of indulgence and practicality, providing a spa-like experience for residents to unwind and rejuvenate.

With its thoughtfully designed layout and luxurious amenities, this residence offers a serene escape from the everyday hustle and bustle.





Guide Price £550,000 to £575,000

LOCATION, LOCATION, LOCATION

Willingdon Road, Eastbourne, enjoys a prime location within this coastal town. Nestled in a popular and sought after location, it benefits from easy access to plethora of amenities, including shops, restaurants, schools, and recreational facilities. With its close proximity to the coast, residents can relish in the scenic beauty of Eastbourne beaches and promenades, offering opportunities for leisurely strolls and seaside adventures. The popular Butts Brow is within easy reach, offering an idyllic retreat for avid dog walkers and nature enthusiasts alike. Its scenic location provides breath-taking views of the surrounding countryside, with rolling hills and verdant landscapes stretching as far as the eye can see. The area is blessed with an abundance of walking trails, making it a haven for those seeking outdoor adventures and peaceful strolls amidst nature's beauty. With its tranquil ambiance and natural charm, Butts Brow invites visitors to unwind, explore, and connect with the serene surroundings, making it the perfect destination for both leisurely walks and energetic hikes.

Entrance Hall

Living Room

20'08 x 12'11 (6.30m x 3.94m)

Kitchen/Dining Room

21'03 x 11'08 (6.48m x 3.56m)

Bedroom Four

14'01 x 12'11 (4.29m x 3.94m)

Bathroom

9'04 x 7'10 (2.84m x 2.39m)

First Floor Landing

Bedroom One

16'06 max x 13'00 (5.03m max x 3.96m)

Bedroom Two

12'05 x 8'01 (3.78m x 2.46m)

Bedroom Three

12'00 max x 8'10 (3.66m max x 2.69m)

Bathroom

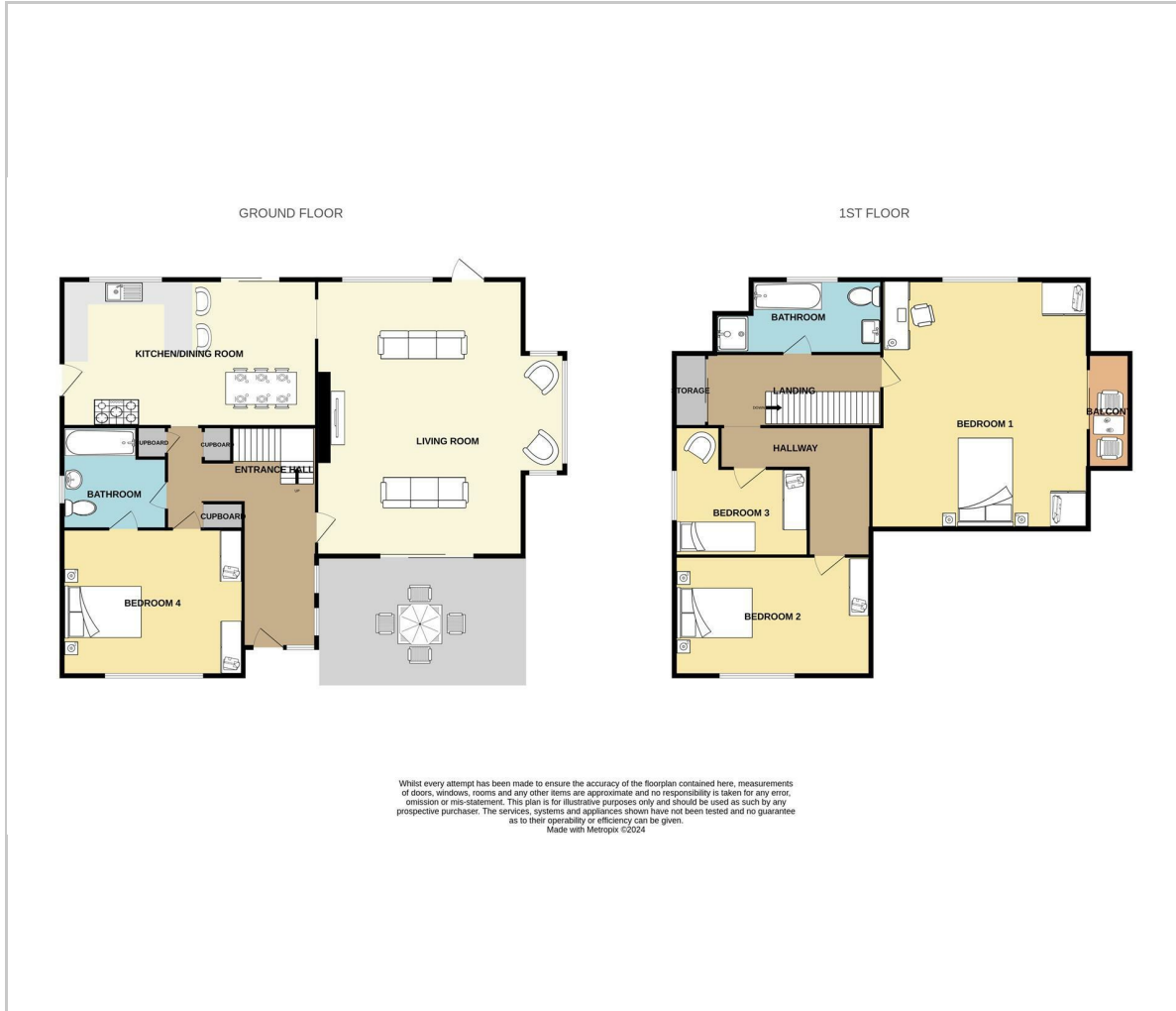
10'06 x 5'06 (3.20m x 1.68m)

Gardens

Step into the outdoor oasis, where the gardens beckon with their natural beauty and potential for personalisation. At the front of the property, a spacious garden unfolds, predominantly laid to lush green lawn and adorned with charming shrub borders. Adjoining the property is a private patio area, which offers a secluded area for residence and perfect for entertaining guests. The expansive front garden provides a warm welcome and the sets the tone for tranquil ambiance that permeates the entire property. Venture to the rear of the home, where a blank canvas awaits, inviting new owners to unleash their creativity and design their dream outdoor living. But the true highlight of the gardens lies in its breath-taking views over Eastbourne. Gaze out across the picturesque landscape, soaking in the beauty of the surrounding scenery and revelling in moments of serenity and awe-inspiring beauty.



## Floor Plan



## Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

