



208 Willington Road
Eastbourne, BN21 1TU

Guide price £525,000



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Phil Hall Estate Agents welcomes to the market Willingdon Road, a distinctive and inviting family residence offering a perfect blend of traditional charm and contemporary comforts. This delightful property features three bedrooms, spacious living areas, and a beautifully landscaped garden, making it an ideal home for families and individuals seeking a tranquil yet convenient living environment.

As you step through the inviting entrance porch, you are welcomed into a spacious entrance hall that sets the tone for the rest of the house. The ground floor features a convenient cloakroom and a versatile ground floor bedroom, ideal for guests or as a home office.

The expansive living room is a standout feature of the property, boasting double frontage that fills the space with natural light from both the front and rear. This generous room offers ample space for relaxing and entertaining, creating a warm and welcoming atmosphere for family and friends.

Adjacent to the living room is a separate dining room, perfect for hosting dinner parties and family meals. The modern kitchen is well-equipped with contemporary fixtures and fittings, ensuring a practical and stylish space for culinary endeavours.

Upstairs, you will find two well-proportioned bedrooms, each offering a peaceful retreat at the end of the day. The family bathroom is tastefully designed and features modern amenities to meet all your needs.

The exterior of this property is equally impressive. The front garden is spacious and predominantly laid to lawn, with attractive flower and shrub borders that enhance the curb appeal of the home.

The rear garden is a private and stunning sanctuary. It features a lovely decking area adjoining the property, perfect for alfresco dining and enjoying the outdoors. Beyond the decking, a spacious lawn is surrounded by beautiful flower borders, lush shrubbery, and mature trees, creating a serene and picturesque setting.

This property also includes a garage located in a block.





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LOCATION, LOCATION, LOCATION
Located on Willington Road, the property benefits from a desirable Eastbourne location. It offers easy access to local amenities, schools, and transport links, making it an ideal choice for families and commuters alike. The area is known for its friendly community atmosphere and proximity to beautiful parks, shops, and recreational facilities.

Entrance Porch
5'03 x 4'04 (1.60m x 1.32m)

Entrance Hall

Ground Floor Cloakroom
4'10 x 3'04 (1.47m x 1.02m)

Living Room
19'04 x 11'10 (5.89m x 3.61m)

Dining Room
13'06 x 9'03 (4.11m x 2.82m)

Kitchen
12'03 x 10'10 (3.73m x 3.30m)

Bedroom Three
10'10 x 9'11 (3.30m x 3.02m)

First Floor Landing

Bedroom One
17'09 x 12'02 (5.41m x 3.71m)

Bedroom Two
11'01 x 7'09 (3.38m x 2.36m)

Bathroom
9'03 x 7'07 (2.82m x 2.31m)

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

