



105 Willington Road
Eastbourne, BN21 1TX

£675,000



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Phil Hall Estate Agents welcomes to the market this impressive and versatile three-bedroom detached residence, complete with a fully self-contained one-bedroom annex. This home presents an outstanding opportunity for families, multi-generational households, or those seeking flexible accommodation for guests or rental potential. Beautifully maintained and set on a generous plot, the property enjoys exceptional privacy, extensive garden space, and uninterrupted views of the South Downs, all while being conveniently located within easy reach of schools, local shops, and transport links.

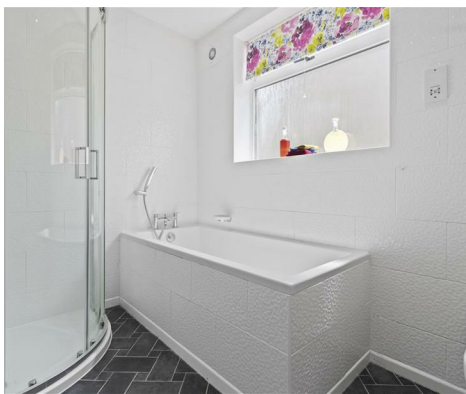
Upon arrival, the home welcomes you through a sheltered front porch into a vestibule that serves as a practical buffer from the elements before leading into a spacious central hallway. There is a modern ground floor cloakroom, and stairs leading to the first floor.

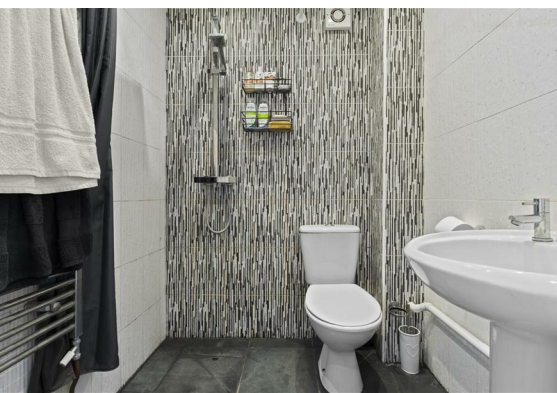
To the rear of the property, the generously proportioned living room boasts a warm and inviting atmosphere, enhanced by a feature fireplace and views of the rear garden. This room flows seamlessly through a wide, square arch into the formal dining room, creating a connected yet distinct entertaining space.

The kitchen/breakfast room is thoughtfully designed with both form and function in mind. Fitted with a comprehensive range of wall-mounted and matching base units, it offers plenty of storage and worktop space. Integrated appliances include a built-in oven and four-ring gas hob with extractor hood, while space is provided for a freestanding fridge-freezer, dishwasher, washing machine, and even a wine cooler.

Upstairs, the home continues to impress with three well-appointed bedrooms and a contemporary family bathroom fitted with a four piece suite.

One of the standout features of this property is the self-contained annex which benefits from a bedroom, wet room, modern kitchen, living room with garden access and a front porch, which has either a private entrance or access door leading into the main house.





LOCATION, LOCATION, LOCATION

Located on the outskirts of Eastbourne, Willingdon Road offers the perfect balance of suburban tranquillity and everyday convenience. The area is well-served by a range of local amenities including shops, cafes, and supermarkets, while a choice of highly regarded primary and secondary schools makes it ideal for families. Excellent transport links provide easy access into Eastbourne town centre, the seafront, and surrounding areas, whether by car or public transport. With the scenic South Downs National Park nearby, residents can also enjoy beautiful walks and outdoor activities, adding to the appeal of this well-connected yet peaceful location.

Main House Accommodation

Front Porch
8'08 x 3'11 (2.64m x 1.19m)

Vestibule
6'09 x 4'09 (2.06m x 1.45m)

L-Shaped Ground Floor Cloakroom
6'00 x 2'10 (1.83m x 0.86m)

Living Room
19'01 x 12'10 (5.82m x 3.91m)

Dining Room
12'10 x 9'10 (3.91m x 3.00m)

Kitchen/Breakfast Room
14'01 x 12'03 (4.29m x 3.73m)

First Floor Landing

Bedroom One
14'04 x 11'11 (4.37m x 3.63m)

Bedroom Two
12'10 x 11'11 (3.91m x 3.63m)

Bedroom Three
9'05 x 5'11 (2.87m x 1.80m)

Bathroom
8'07 x 7'02 (2.62m x 2.18m)

Annex Accommodation

Entrance Porch
8'05 x 7'00 (2.57m x 2.13m)

Living Room
11'01 x 7'10 (3.38m x 2.39m)

Kitchen
8'02 x 7'10 (2.49m x 2.39m)

Bedroom
8'05 x 7'11 (2.57m x 2.41m)

Wet Room
5'02 x 4'09 (1.57m x 1.45m)

Outside

To the front of the property, a private driveway provides convenient off-road parking, with a neatly maintained frontage offering a welcoming approach to the home.

The rear garden is a standout feature — a beautifully landscaped, westerly-facing outdoor space designed for relaxation and entertaining. Immediately adjoining the house is a spacious paved patio, perfect for outdoor dining and enjoying the afternoon sun. Beyond lies a generous lawn, bordered by mature shrubs and planting that create a sense of privacy and tranquillity. The garden also includes a series of outbuildings, one of which is currently used as a gym but could easily be adapted into a home office, studio, or hobby room. A set of steps leads down to a lower garden area laid to patio, complete with an additional shed and uninterrupted, far-reaching views of the South Downs, providing a peaceful and scenic retreat at the end of the garden.

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

