



38 Coopers Hill  
Eastbourne, BN20 9JE

£475,000





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Phil Hall Estate Agents welcomes to the market this stunning three double bedroom semi-detached home, perfectly positioned within the highly sought-after Willingdon Village. Set in an elevated position with far-reaching views across open farmland towards the South Downs National Park, this beautifully presented property combines spacious modern living with village charm. Just a short stroll away are local shops, traditional pubs, and access to scenic countryside walks, making it the ideal setting for those seeking both convenience and tranquility.

On entering, you are greeted by a bright and welcoming entrance hall, providing access to all ground floor rooms and stairs leading to the first floor.

To the front of the home lies the living room, an elegant yet cosy space. A large bay window showcases the breathtaking views towards the South Downs, while a feature log burner creates a warm focal point, perfect for evenings in.

At the rear, the property opens into a contemporary L-shaped kitchen/dining room, which forms the hub of the home. The kitchen is fitted with a stylish range of wall and base units with ample work surfaces, and comes complete with high-quality integrated appliances, including a five-ring gas hob with extractor, built-in AEG oven, grill, microwave, fridge, freezer, dishwasher, and washing machine. The dining area comfortably accommodates a family table, and with French doors opening directly onto the rear garden, this space is ideal for both everyday living and entertaining.

The first floor offers three generously proportioned double bedrooms, all tastefully decorated. Bedroom one is front facing, benefitting from fitted wardrobes and elevated views across open fields to the South Downs whilst bedrooms two and three overlook the rear garden and provide versatile accommodation, whether used as bedrooms, guest rooms, or a home office. The family bathroom is presented in a modern style, complemented by a separate cloakroom with WC.







**LOCATION, LOCATION, LOCATION**  
 Willingdon Village is a charming and historic location that effortlessly combines countryside beauty with modern convenience. Nestled at the foot of the South Downs, the village provides stunning scenic walks and an abundance of green spaces, making it an ideal location for nature lovers and those seeking tranquility. The village itself boasts a welcoming community atmosphere, with traditional pubs, independent shops, and local amenities that contribute to its unique character. Despite its rural feel, Willingdon is well-connected, offering easy access to nearby Eastbourne, which provides a wider range of shopping, dining, and leisure options. Excellent transport links, including regular bus services and nearby train stations, ensure seamless connectivity to London and surrounding areas, making it a practical choice for commuters as well as families. The area is also home to well-regarded schools, further enhancing its appeal as a fantastic place to settle.

#### Entrance Hall

**Living Room**  
 15'00 max x 12'03 (4.57m max x 3.73m)

**Kitchen/Dining Room**  
 17'05 x 15'10 (5.31m x 4.83m)

#### First Floor Landing

**Bedroom One**  
 13'00 x 10'04 (3.96m x 3.15m)

**Bedroom Two**  
 15'11 x 9'09 (4.85m x 2.97m)

**Bedroom Three**  
 11'00 x 8'06 (3.35m x 2.59m)

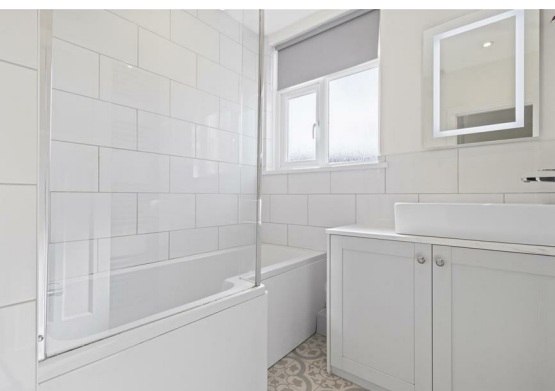
**Bathroom**  
 6'10 x 5'11 (2.08m x 1.80m)

**Cloakroom**  
 3'11 x 2'07 (1.19m x 0.79m)

**Outside**  
 The gardens are another highlight of this property.

To the front, the house is set back from the road with a garden mainly laid to lawn, bordered by mature shrubs and enjoying its elevated position with uninterrupted views.

The rear garden is private and enclosed, designed for both relaxation and practicality. A paved patio adjoins the house, ideal for alfresco dining, while a central lawn leads to a further seating area at the bottom of the garden, offering a secluded retreat. Mature hedging ensures privacy, while side and rear access gates lead to the single garage and off-road parking for one vehicle.





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

