

Coopers Croft Coopers Hill
Eastbourne, BN20 9JE

£525,000



Coopers Croft Coopers Hill

Eastbourne, BN20 9JE

Phil Hall Estate Agents welcomes to the market this delightful property which is situated in the picturesque and highly desirable Willingdon Village. Coopers Croft is a spacious three-bedroom detached property that offers a fantastic blend of comfort, potential, and breath-taking surroundings. Overlooking open fields and farmlands to the rear, this home provides a peaceful retreat while still being within easy reach of local amenities, schools, and transport links.

Upon entering the property, you are welcomed by a generous and bright entrance hall, which serves as the gateway to the ground floor accommodation. This space provides access to the principal living areas and a staircase leading to the first floor.

A set of elegant double doors open into the impressively spacious living room, which benefits from a charming feature fireplace with an ornate surround. The room enjoys a double aspect, allowing for an abundance of natural light to stream through a front-facing window and rear sliding patio doors that lead directly to the garden. This seamless indoor-outdoor connection enhances the sense of space and provides a perfect setting for entertaining or simply relaxing.

Adjacent to the living room, the L-shaped kitchen provides a functional layout with ample storage and workspace. While currently clean and well-maintained, the kitchen presents an excellent opportunity for modernisation, allowing the new owners to design a culinary space tailored to their tastes and requirements.

Also located on the ground floor are two well-proportioned double bedrooms, each benefiting from fitted wardrobes. The front bedroom enjoys the additional luxury of an ensuite cloakroom. Completing the ground floor is the main shower room.

The first floor is home to an additional generously sized bedroom, featuring built-in wardrobes and access to eaves storage, and an additional separate bathroom.

Selling with the added benefit of no onward chain.





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

19'03 x 14'06 (5.87m x 4.42m)

Kitchen

12'05 max x 11'07 max (3.78m max x 3.53m max)

Bedroom One

13'03 x 11'08 (4.04m x 3.56m)

Ensuite Cloakroom

5'03 x 2'05 (1.60m x 0.74m)

Bedroom Two

13'07 x 11'06 (4.14m x 3.51m)

Ground Floor Shower Room

8'02 x 4'08 (2.49m x 1.42m)

First Floor Landing

Bedroom Three

16'02 max x 13'02 max (4.93m max x 4.01m max)

Bathroom

10'10 max x 6'09 max (3.30m max x 2.06m max)

Outside

Externally, the property offers a wealth of appealing features. To the front, a well-maintained lawn area is complemented by a spacious double garage, providing ample off-road parking and additional storage options.

The rear garden is fully paved, creating a low-maintenance outdoor space ideal for alfresco dining, gardening enthusiasts, or simply enjoying the tranquillity of the countryside setting. Mature hedge borders add privacy and a charming aesthetic, while a potting shed offers practical storage for garden tools and equipment. The property also benefits from side access, ensuring ease of movement around the home.

Double Garage

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

7 Camden Road, Eastbourne, East Sussex, BN21 4SU
Tel: 01323 409205 Email: phil@philhallestateagents.co.uk philhallestateagents.co.uk

Area Map



Energy Efficiency Graph

