



Coopers Hill, Eastbourne



- Delightful 1930s House
- Willingdon Village
- Superb Views
- Kitchen/Diner
- 2-Receptions
- G/F Clks/wc
- 3-Bedrooms
- Bath/wc & Sep wc
- 70' Rear Garden
- Garage. NO CHAIN



Freehold

£429,950

3 BEDROOM 2 RECEPTION 1 BATHROOM 1 GARAGE

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DESCRIPTION

SEE OUR 360 VIRTUAL TOUR - LOCATED IN DELIGHTFUL WILLINGDON VILLAGE - ENJOYING SUPERB VIEWS OF THE SOUTH DOWNS - EXTENDED 1930s TERRACED HOUSE - 2-RECEPTIONS - L-SHAPED KITCHEN/DINER - 3-BEDROOMS - DOWNSTAIRS WC - BATHROOM & SEPARATE WC - 70' REAR GARDEN - GARAGE - NO ONGOING CHAIN.

A delightful 1930s extended terraced house located in the sought after Willingdon Village having superb views of the picturesque South Downs. This lovely home features an L-shaped open plan kitchen/diner with access to a lounge and also has sliding doors to the rear garden, a most comfortable sitting room enjoying the southerly views of the South Downs and a downstairs cloakroom/wc. On the first floor are two double sized bedrooms, a bathroom with separate wc and an office/study area with a staircase leading to the spacious main bedroom. The property has a gas fired central heating system, double glazing, an approximately 70' rear garden, which has access to the garage located in a block and a lovely front garden enjoying the southerly downland views.

Willingdon Village is a beautiful location to live being within walking distance of Old Church Street and access to the South Downs providing many countryside walks with stunning views. Local shops are close by as well as bus services connecting to Eastbourne Town Centre and the mainline railway station at Polegate High Street. The property is offered with NO ONGOING CHAIN.



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Arched covered entrance with part frosted double glazed front door -

Spacious Entrance Hall
Understairs storage cupboard, radiator, thermostat.

Sitting Room 4.52 max x 3.75 (14'9" max x 12'3")
A most comfortable room having a large double glazed window to the front enjoying superb southerly views of the South Downs, fireplace with surround and hearth having a gas fire with back boiler.

L-Shaped Kitchen/Dining Area 5.10 max x 4.69 max (overall) (16'8" max x 15'4" max (overall))

Kitchen Area 2.41m x 2.36m (approx) (7'10" x 7'8" (approx))
Consisting of a sink unit with mixer tap set into laminated work surface, which extends to a breakfast bar area at one end, base units under as well as plumbing and space for washing machine, further base units incorporating cupboards and drawers with laminated work surfaces above, space for cooker and appliance, matching wall units, opening through to -

Dining Area 2.60 x 1.90 (approx measurement of dining space) (8'6" x 6'2" (approx measurement of dining space))
There are two sets of double glazed sliding patio doors to the rear garden, two wall light points, opening through to -

Lounge 3.74m x 3.18m (12'3" x 10'5")
A lovely reception room which opens through to the dining area having a vertical radiator, fireplace with decorative surround.

Cloakroom
From the end of the kitchen area is access to a separate tiled cloakroom with wc with extractor.

From the spacious entrance hall is a staircase rising to the First Floor Landing having a shelved airing cupboard housing the hot water cylinder and fitted immersion, programmer, further built-in cupboard with cupboards above.

Bedroom 2 3.90m x 3.32m max (12'9" x 10'10" max)
A good size double room having a double glazed window to the front enjoying superb views of the South Downs.

Bedroom 3 3.75m x 3.03 max (12'3" x 9'11" max)
Another double size room with double glazed window overlooking the rear garden.

Bathroom
Consisting of a bath with mixer tap and attachment, wall mounted shower and attachment, shower curtain rail, wash hand basin with mixer tap, radiator, tiled walls, frosted double glazed window.

Separate WC
Having a wc, small radiator, tiled walls and a frosted double glazed window.

Office/Study Area
Having a built-in cupboard, double glazed window to the front with superb views of the South Downs, staircase leading to -

Bedroom 1 5.43m max x 5.23m (overall measurements) (17'9" max x 17'1" (overall measurements))
A spacious room which was originally the loft area and has been nicely converted into a bedroom with Velux windows to the rear and front, enjoying superb views of the South Downs, built-in cupboard, radiator, access to eaves.

Front Garden
The property is approached via a pathway from Coopers Hill. The front garden is laid to lawn and is an ideal relaxing area taking full advantage of the superb southerly views of the South Downs.

Rear Garden 21.34m (approx) (70' (approx))
There are paved and decking areas, outside tap, area of lawn and a shed. Rear gate to further area of garden, which has various mature trees. Beyond is the service road and vehicle access is via Goodwood Close.

Garage 5.04m x 2.94m (16'6" x 9'7")
(these are approximate internal measurements) The garage is in a separate block and is the second from the left with an up-and-over door.

Council Tax
The property is in Band C. The amount payable for 2024-2025 is £2,149.92. This information is taken from voa.gov.uk

EPC-D - approximately 129 square metres or 1,388 square feet.