



Freehold

£325,000

Offers in excess of

3 BEDROOM

1 RECEPTION

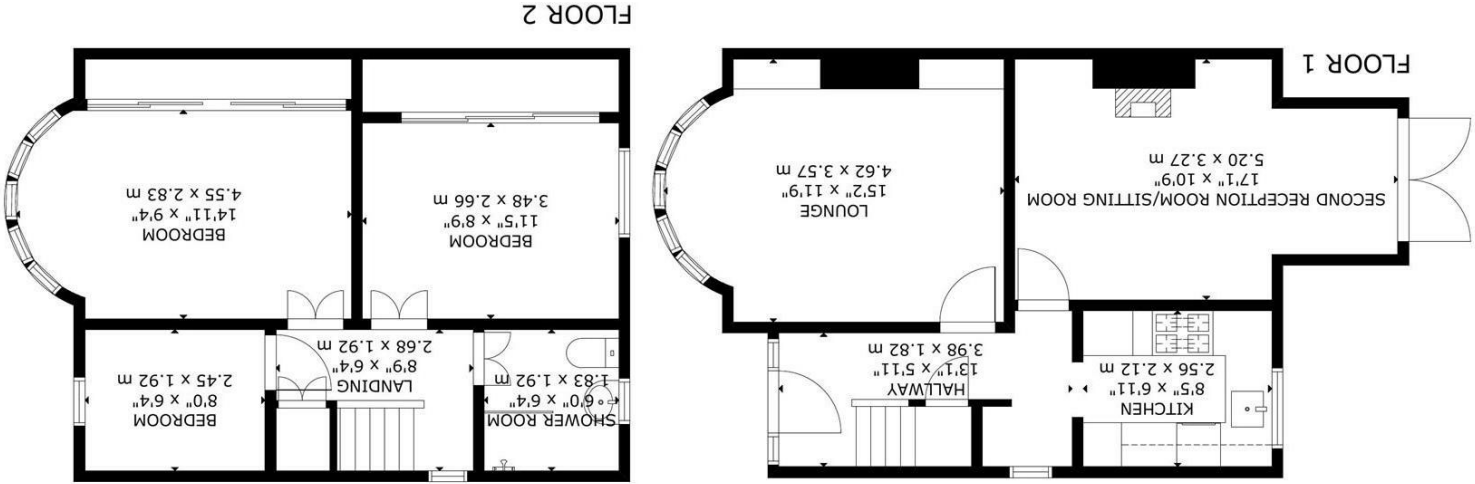
1 BATHROOM

1 GARAGE

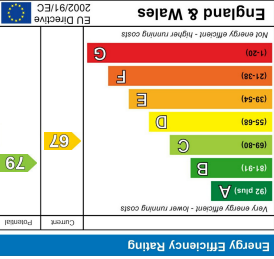


- 3D Virtual Tour
- HUGE POTENTIAL
- Large Garden
- Favoured Location
- Chain Free
- Driveway & Garage
- Two Reception Rooms
- Gas Central Heating
- Close by Amenities
- OPEN HOUSE 11th OCT

Eastbourne Road, Eastbourne



GROSS INTERNAL AREA
TOTAL: 86.66 m²/935 sq. ft.
FLOOR 1: 44 m²/479 sq. ft. FLOOR 2: 42 m²/456 sq. ft.
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



48 High Street | Polegate | East Sussex | BN26 6AG
Tel: 01323 483348
www.archerandpartners.com

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Eastbourne Road, Eastbourne

DESCRIPTION

OPEN HOUSE SATURDAY 11TH OCTOBER 9.30-11.00 - PLEASE CALL US TO BOOK YOU IN - Gems like this don't come along very often... Roll up your sleeves, throw on the overalls, and get ready to transform this 1930s home into something truly special. With its characterful features and generous proportions, this is a rare chance to create the perfect family home in one of the most sought-after locations, Eastbourne Road.

Inside, the accommodation includes a welcoming entrance hall, a front-aspect bay-fronted lounge, a rear reception room overlooking the garden, and a kitchen. Upstairs, you'll find three bedrooms and a shower room. Much of the original charm remains, just waiting to be brought back to life.

Outside, the property benefits from driveway parking and a front garden, while to the rear lies a wonderfully large garden with patio, greenhouse, and garage, ideal for keen gardeners, families, or anyone who loves outdoor space. There's also a modern central heating system, and the electrics appear to have been updated in 2003.

Opportunities like this are increasingly rare, and with the potential to create a stunning home in such a desirable spot, interest is expected to be strong. Join us at our open house on Saturday 11th, but be sure to get in touch early to secure your viewing and avoid disappointment.



Eastbourne Road, Eastbourne

The Area
Willingdon is a highly sought after village on the northern side of Eastbourne, perfectly positioned between the coast and the South Downs National Park. The area combines a welcoming community feel with excellent local amenities including shops, cafés, traditional pubs and well regarded schools. Its position at the foot of the Downs also makes it ideal for those who enjoy walking, cycling and exploring open countryside.

Nearby Polegate adds to the appeal, offering a mainline railway station with direct services to London Victoria, Brighton and Lewes. There are also regular bus services running through Willingdon providing easy connections into Eastbourne town centre, surrounding villages and the coast. For those travelling by car, the A22 and A27 are both within easy reach.

Eastbourne itself is only a short drive away and provides an extensive range of shopping, leisure and cultural facilities together with its famous seafront and theatres. Willingdon and Polegate together offer the best of both worlds – a peaceful village environment with excellent transport links and quick access to all the amenities of a thriving seaside town.