



**Willingdon Road, Eastbourne BN20 9AG**

**welcome to**

**Willingdon Road, Eastbourne**

An incredibly rare opportunity to acquire this exceptionally spacious 4 bedroom detached chalet style residence of impressive character with ATTACHED ANNEX enviably positioned on the borders of Ratton and Willingdon.



### Entrance Porch

Door to the front aspect. Window to the front.  
Internal door leading to;

### Sitting Room

19' 10" MAX x 18' In to Bay ( 6.05m MAX x 5.49m In to Bay )

### Dining/ Entrance Hall

16' 9" x 12' 5" ( 5.11m x 3.78m )

### Kitchen/ Breakfast Room

16' 10" Max x 13' 5" Max ( 5.13m Max x 4.09m Max )

### Utility Room

7' 7" x 6' 11" ( 2.31m x 2.11m )

### Inner Entrance Hall

### Study

11' 2" x 7' 7" ( 3.40m x 2.31m )

### Bedroom 1

15' 9" Max x 12' 10" In to Bay ( 4.80m Max x 3.91m In to Bay )

### Dressing Room

### En Suite

### Bedroom 2

12' 7" x 10' 11" ( 3.84m x 3.33m )

### Downstairs Bathroom

### First Floor Landing

### Bedroom 3

16' 6" MAX x 10' 4" MAX ( 5.03m MAX x 3.15m MAX )

### Dressing Room

### Bedroom 4

### Shower Room

### Rear Entrance Hall

### Annex Kitchen

7' 4" x 6' 6" ( 2.24m x 1.98m )

### Annex Room

30' 1" x 10' 6" ( 9.17m x 3.20m )

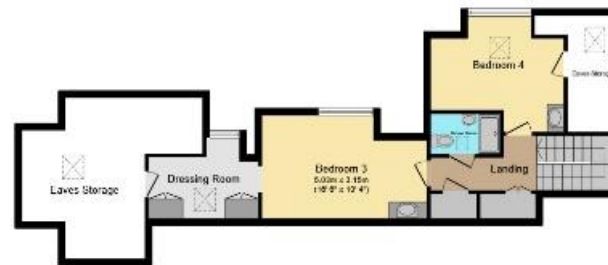
### Shower Room

### Separate Cloakroom

### Outside



Ground Floor



First Floor

Total floor area 247.8 m<sup>2</sup> (2,667 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## Willingdon Road, Eastbourne

- Detached chalet style residence
- 4 double bedrooms spread over both floors
- Attached Annex with its own front entrance, 30' annex room, modern kitchen, shower room and separate cloakroom
- Incredibly spacious accommodation including 19' principle living room, 16' dining hall and study
- En suite shower room, downstairs and upstairs bathrooms

Tenure: Freehold EPC Rating: D

**£995,000**



Please note the marker reflects the postcode not the actual property

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