



Willingdon Road, Eastbourne BN21 1TW

welcome to

Willingdon Road, Eastbourne

Located in the highly sought after Old Town location offers this three bedroom first floor duplex flat with incredibly spacious and flexible living accommodation throughout. Benefiting from the front garden and allocated off road parking the flat is offered to the market with a SHARE IN THE FREEHOLD



Communal Entrance

Front door into communal entrance and stairs rising to the first floor.

Entrance Hall

Door leading into the entrance hall with radiator.

Living Room

13' 8" x 12' 1" (4.17m x 3.68m)

Double glazed window to the front aspect, gas fire place and radiator.

Kitchen

12' 3" x 10' 8" (3.73m x 3.25m)

Fitted kitchen comprising wall and base units with work surface over, integrated sink and drainer, cooker hood, plumbing for washing machine, radiator, central heating boiler and window to the rear aspect.

Bedroom One

13' 1" x 12' 7" (3.99m x 3.84m)

Double glazed window to the rear aspect and radiator.

Bedroom Two

11' 7" x 11' 1" (3.53m x 3.38m)

Double glazed window to the rear aspect and radiator.

En Suite

Double glazed window to the rear aspect, shower cubicle, wash hand basin, WC and radiator.

Bedroom Three

17' 7" x 5' 3" (5.36m x 1.60m)

Double glazed velux window to the front aspect, radiator and restricted head height.

Bathroom

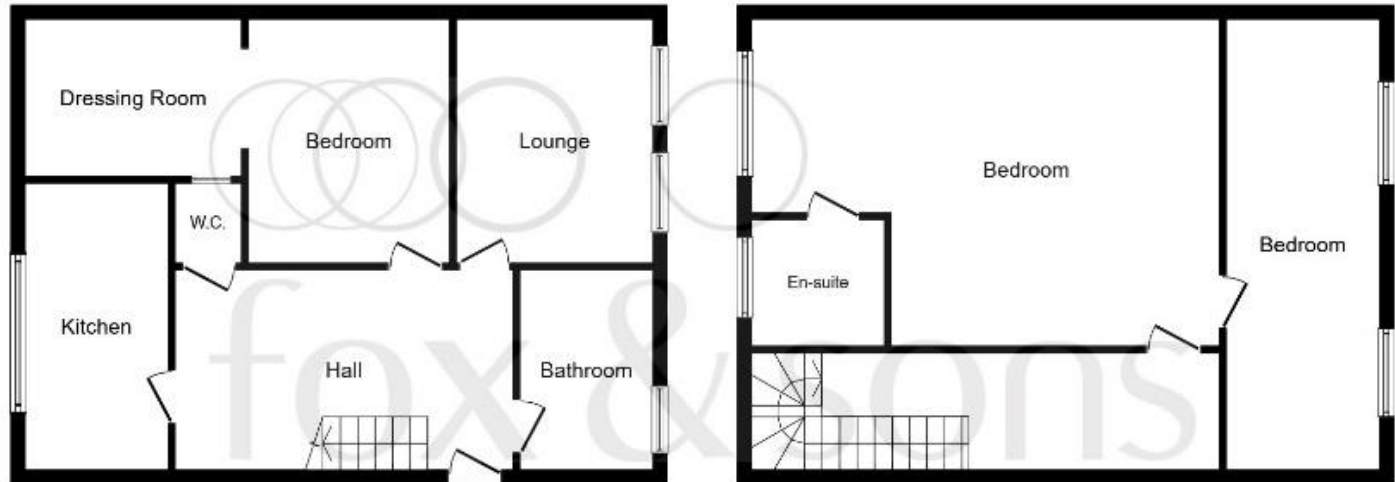
Double glazed window to the front aspect, wash hand basin and radiator.

Front Garden

Lawn with path leading to the property.

Parking

Allocated space located to the rear of the property.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Fox & Sons Powered by www.focalagent.com



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welcome to

Willingdon Road, Eastbourne

- DUPLEX FLAT
- TWO/THREE BEDROOMS
- FRONT GARDEN
- OFF ROAD PARKING
- SPACIOUS

Tenure: Leasehold EPC Rating: C

£250,000



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Please note the marker reflects the postcode not the actual property

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Mar 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
EBN118356 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


fox & sons



01323 410911



Eastbourne@fox-and-sons.co.uk



19 Cornfield Road, EASTBOURNE, East Sussex,
BN21 4QD



fox-and-sons.co.uk