



**Willingdon Road, Eastbourne BN21 1TJ**

**welcome to**

## **Willingdon Road, Eastbourne**

An opportunity has arisen to acquire this double bay fronted Victorian end of terraced house of intriguing character located on the border of Upperton and Eastbourne's Old Town. The exceptionally spacious accommodation is arranged with four double bedrooms and three downstairs reception rooms.



### Entrance Porch

Double glazed door to the front aspect.

### Entrance Hall

Door to the front aspect. Under stairs cupboard. Parquet flooring. Radiator. Stairs rising to the landing.

### Lounge

15' 10" max x 14' 2" max ( 4.83m max x 4.32m max )  
New double glazed bay window to the front aspect.  
Double glazed patio doors to the side aspect. Fire place with log burner. Radiator.

### Dining Room

12' 2" x 11' ( 3.71m x 3.35m )  
Double glazed window to the side aspect. Radiator.

### Reception Room

15' 10" into bay x 10' 10" into recess ( 4.83m into bay x 3.30m into recess )  
New double glazed bay window to the front aspect. Radiator.

### Kitchen

10' 8" x 10' 3" ( 3.25m x 3.12m )  
A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Double electric oven with gas hob and extractor fan above. Double glazed window to the rear aspect.

### Utility Room

7' 4" x 6' 7" ( 2.24m x 2.01m )  
Small window to the rear aspect. Double glazed door to the side aspect.

### First Floor Landing

Stairs leading from ground floor to first floor landing

### Bedroom 1

14' x 14' ( 4.27m x 4.27m )  
Double glazed window to the front aspect. Radiator.

### Bedroom 2

14' 2" x 14' 2" ( 4.32m x 4.32m )  
Double glazed doors leading to the roof terrace.  
Double glazed window to the front aspect. Radiator.

### Bedroom 3

10' 9" x 10' 3" ( 3.28m x 3.12m )  
Double glazed window to the rear aspect. Radiator.

### Bedroom 4

12' 3" x 11' ( 3.73m x 3.35m )  
Double glazed window to the side aspect. Radiator.

### Bathroom

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. [THIS IS SEPARATE]. Wash hand basin. Double glazed window to the rear aspect.

### Downstairs Bathroom

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Extractor fan. Double glazed window to the side aspect.

### Rear Garden

Mainly laid to lawn. Mature trees and shrubs. Side gate. Outside storage. Summer house.

### Roof

Solar panels located on the roof.



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## Willingdon Road, Eastbourne

- \*\*\*Guide Price £450,000 - £475,000\*\*\*
- Four Double Bedroom Victorian Double-Fronted Period Home
- Three Reception Rooms
- Downstairs & Upstairs Bathrooms and Separate Utility Room
- Wealth of Characterful Features Throughout

Tenure: Freehold EPC Rating: D



Total floor area 169.4 sq.m. (1,824 sq.ft.) approx  
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). Powered by [www.localagent.com](http://www.localagent.com)

guide price

**£450,000 - £475,000**



Please note the marker reflects the postcode not the actual property

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