



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.



view this property online fox-and-sons.co.uk/Property/EBN118502



welcome to

Willingdon Road, Eastbourne

- ***Guide Price £425,000 - £450,000***
- 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

Council Tax Band: D

guide price

£425,000 - £450,000



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



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN118502



Property Ref:
EBN118502 - 0009

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

fox & sons



01323 410911



Eastbourne@fox-and-sons.co.uk



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



fox-and-sons.co.uk