



**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.





**Ground Floor**



**First Floor**

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.focalagent.com](http://www.focalagent.com)

**Entrance Porch**

**Entrance Hall**

**Lounge**

15' 10" max x 14' 2" max ( 4.83m max x 4.32m max )

**Dining Room**

12' 2" x 11' ( 3.71m x 3.35m )

**Reception Room**

15' 10" into bay x 10' 10" into recess ( 4.83m into bay x 3.30m into recess )

**Kitchen**

10' 8" x 10' 3" ( 3.25m x 3.12m )

**Utility Room**

7' 4" x 6' 7" ( 2.24m x 2.01m )

**First Floor Landing**

**Bedroom 1**

14' x 14' ( 4.27m x 4.27m )

**Bedroom 2**

14' 2" x 14' 2" ( 4.32m x 4.32m )

**Bedroom 3**

10' 9" x 10' 3" ( 3.28m x 3.12m )

**Bedroom 4**

12' 3" x 11' ( 3.73m x 3.35m )

**Bathroom**

**Downstairs Bathroom**

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## Willingdon Road, Eastbourne

- \*\*\*Guide Price £410,000 - £440,000\*\*\*
- 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

**£410,000 - £440,000**



Please note the marker reflects the  
postcode not the actual property

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