

Church Street, Willingdon Eastbourne BN22 0HX



welcome to

Church Street, Willingdon Eastbourne

A charming two bedroom period cottage set within the highly desirable Willingdon Village. Boasting a wealth of characterful features and charm throughout, the beautifully presented accommodation benefits from a delightful Southerly facing rear garden measuring approximately 60'.













Entrance Hall Lounge

11' 2" x 10' 4" (3.40m x 3.15m) Double glazed window to the front aspect. Bespoke shutters. Open fire place. Radiator.

Kitchen

11' 11" max x 9' 2" (3.63m max x 2.79m) A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven and gas hob with extractor fan above. Double glazed window and door to the rear aspect.

First Floor Landing

Stairs leading from ground floor to first floor landing. Cupboard containing boiler. Loft access.

Bedroom 1

11' 4" x 10' 4" ($3.45m \times 3.15m$) Double glazed window to the front aspect. Bespoke shutters. Built in cupboards. Radiator.

Bedroom 2

9' 4" x 4' 7" max (2.84m x 1.40m max) Double glazed window to the rear aspect. Fitted wardrobes. Radiator.

Shower Room

Comprising a walk in shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Extractor fan. Double glazed window to the rear aspect.

Rear Garden

Being mostly laid to lawn with a patio area. Flower beds. Side gate. Outbuilding.

Outbuilding

Space and plumbing for washing machine. Power, lighting and water. Belfast sink. Door to the side aspect.



Total floor area 60.0 m² (646 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 areas), 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





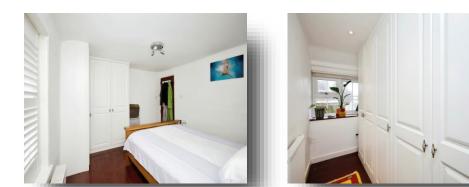
welcome to

Church Street, Willingdon Eastbourne

- Charming period cottage
- Two bedrooms
- 60' Southerly facing rear garden
- Re Fitted kitchen/ Dining room
- Living room with exposed beams

Tenure: Freehold EPC Rating: C

£325,000



view this property online fox-and-sons.co.uk/Property/EBN118474



Property Ref: EBN118474 - 0004 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

