



**Willingdon Road, Eastbourne BN21 1TW**





**welcome to**

**Willingdon Road, Eastbourne**

A immaculately presented terrace house located on the outskirts of Upperton which has been extended and improved by the current vendors to a very high standard. Offering lounge, dining room, kitchen, bathroom two bedrooms, loft room and rear garden. Arrange a viewing today!



### Entrance Porch

Double glazed window and door to the front aspect.

### Entrance Hall

Window and door to the front aspect. Radiator.

### Lounge

14' 1" into bay x 13' into recess ( 4.29m into bay x 3.96m into recess )

Double glazed bay window to the front aspect. Fire place. Radiator.

### Dining Room

10' 11" x 10' 8" ( 3.33m x 3.25m )

Archway leading to lounge and kitchen. Radiator.

### Kitchen

20' 8" max x 14' 1" ( 6.30m max x 4.29m )

A range of wall and base units with micro concrete and granite work top over incorporating a sink and drainer unit. Electric oven with induction hob with cooker hood above. Integral dish washer and fridge / freezer. Under floor heating. Sky light. Double glazed bi fold doors to the rear aspect.

### First Floor Landing

Utility cupboard with space and plumbing for washing machine. Radiator.

### Bedroom 1

16' 6" into recess x 14' 2" into bay ( 5.03m into recess x 4.32m into bay )

Double glazed bay window to the front aspect. Fire place. Radiator.

### Bedroom 2

10' 10" x 10' 8" ( 3.30m x 3.25m )

Double glazed window to the rear aspect. Radiator.

### Loft Room

12' 11" x 11' 2" ( 3.94m x 3.40m )

Double glazed window to the rear aspect with beautiful views. Eaves storage. Restricted head height.

### Bathroom

Comprising a walk in shower cubicle with over head rainfall shower attachment. Concrete his and hers wash hand basin. Under floor heating. Low level W.C. Heated towel rail. Double glazed window to the rear aspect.

### Front Garden

Pathway leading to entrance porch. Artificial grass. Mature trees. Shed.

### Rear Garden

Hard standing area with steps down to seating area with artificial grass. Outside tap. External garden lights and power points. Rear gate.



Total floor area 123.1 m<sup>2</sup> (1,325 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)



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welcome to

## Willingdon Road, Eastbourne

- TERRACE HOUSE
- IMPROVED TO A HIGH STANDARD
- EXTENDED
- TWO BEDROOMS
- LOFT ROOM

Tenure: Freehold EPC Rating: C

# £400,000



Please note the marker reflects the postcode not the actual property

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