



Willingdon Road, Eastbourne BN21 1TN

welcome to

Willingdon Road, Eastbourne

A surprisingly spacious three bedroom split level garden flat being offered to the market with the freehold and no onward chain. Offering spacious accommodation throughout comprising of; lounge, kitchen, utility room, three bedrooms, sun room and bathroom. Call today to arrange a viewing.



Communal Hall

Flat door on the ground floor. Stairs leading to first floor.

Entrance Hall

Stairs leading to second floor. Radiator.

Lounge

16' 2" into bay x 10' 8" (4.93m into bay x 3.25m)
Double glazed bay window to the front aspect.
Radiator.

Dining Room

6' 4" max x 13' 9" (1.93m max x 4.19m)
Double glazed window to the front aspect.
Cupboard. Radiator.

Kitchen / Breakfast Room

17' max x 10' 5" max (5.18m max x 3.17m max)
A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit.
Electric oven and gas hob. Fire place. Cupboard.
Views of the Downs. Radiator. Double glazed door and window to the rear aspect. Fire escape.

Conservatory

7' 10" x 2' 6" (2.39m x 0.76m)
Double glazed window to the rear aspect. Double glazed door to the side aspect. Steps down to the garden. Views of the Downs.

Utility Room

9' 10" x 9' 4" (3.00m x 2.84m)
Double glazed window and door to the rear aspect.
Wall and base units. Boiler. Space and plumbing for washing machine. Radiator.

Bathroom

Comprising a bath with mixer taps and shower head attachment. A walk in shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Radiator. Double glazed window to the side aspect.

Second Floor Landing

Airing cupboard. Loft access.

Bedroom 1

16' 5" plus window x 10' 5" into recess (5.00m plus window x 3.17m into recess)
Double glazed window to the front aspect. Radiator.
Restricted head height. Eaves storage. Fire place.
Built in wardrobes.

Bedroom 2

10' 6" x 9' 9" plus window (3.20m x 2.97m plus window)
Double glazed window to the rear aspect. Radiator.
Eaves storage, Restricted head height. Views of the Downs.

Bedroom 3

11' 4" max x 9' 2" max (3.45m max x 2.79m max)
Double glazed window to the side and rear aspect.
Radiator. Views of the Downs.

Rear Garden

Mainly laid to lawn with mature trees and shrubs.



Total floor area 123.0 m² (1,324 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



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Willingdon Road, Eastbourne

- BEING SOLD WITH THE FREEHOLD
- SPLIT LEVEL FLAT
- PRIVATE GARDEN
- THREE BEDROOMS
- CHAIN FREE

Tenure: Freehold EPC Rating: D

£250,000



Please note the marker reflects the postcode not the actual property

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