

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" (  $2.39m \times 0.76m$  ) 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.localagent.com



view this property online fox-and-sons.co.uk/Property/EBN119151



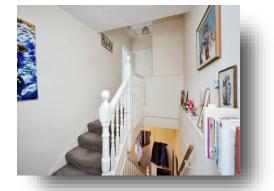
# welcome to

# Willingdon Road, Eastbourne

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

Tenure: Freehold EPC Rating: D

# £250,000



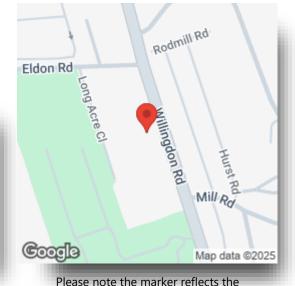


## view this property online fox-and-sons.co.uk/Property/EBN119151



Property Ref: EBN119151 - 0003 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.



postcode not the actual property

fox & sons



01323 410911



Eastbourne@fox-and-sons.co.uk



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



fox-and-sons.co.uk