



**Willingdon Road, Eastbourne BN21 1TN**



**welcome to**

## **Willingdon Road, Eastbourne**

Old Town/ Upperton boarders. Located in a highly popular area comes this substantial six bedroom Edwardian property carrying character, charm and retaining many original features throughout. Situated within close proximity of local shops and amenities with Eastbourne Town Centre nearby.



### **Entrance Hall**

Double glazed door and window to the front aspect.

### **Lounge**

16' 3" x 14' 2" ( 4.95m x 4.32m )

Bay window to the front aspect. Fireplace. Radiator.

### **Dining Room**

19' 9" x 11' 11" ( 6.02m x 3.63m )

Double glazed patio doors to the rear aspect.  
Radiator.

### **Kitchen**

18' 8" x 12' 11" ( 5.69m x 3.94m )

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Double electric oven and hob. Space and plumbing for dish washer. Sink and drainer unit. Breakfast island. Radiator. Stairs leading to cellar.

### **Utility Room**

Window to the side aspect. Boiler. Space and plumbing for washing machine.

### **Upvc Conservatory**

10' 9" x 8' 2" ( 3.28m x 2.49m )

Windows to the side and rear aspect. Double glazed door to the side aspect.

### **Cloakroom**

Window to the side aspect. Low level W.C.

### **First Floor Landing**

Stairs leading from ground floor to first floor landing. Radiator.

### **Bedroom 6**

10' x 10' ( 3.05m x 3.05m )

Double glazed window to the side aspect. Radiator.

### **Bedroom 4**

16' 1" x 13' 1" ( 4.90m x 3.99m )

Double glazed window to the rear aspect. Radiator.

### **Bedroom 2**

17' 6" x 16' 3" ( 5.33m x 4.95m )

Bay window to the front aspect. Window to front aspect. Radiator.

### **Cloakroom**

Double glazed window to the side aspect. Low level W.C.

### **Bathroom**

Comprising a Jacuzzi bath with mixer taps. Shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Shaver point. Double glazed window to the rear and side aspect.

### **Second Floor Landing**

Stairs leading from first floor to second floor landing. Double glazed window to the rear aspect.

### **Bedroom 5**

13' 1" x 9' 8" ( 3.99m x 2.95m )

Double glazed window to the side aspect. Restricted head height.

### **Bedroom 1**

14' 5" x 13' 5" ( 4.39m x 4.09m )

Double glazed window to the rear aspect with views over Old Town and The South Downs. Restricted head height. Loft space cupboards.

### **Bedroom 3**

17' 7" x 13' 5" ( 5.36m x 4.09m )

Double glazed window to the front aspect. Restricted head height.

### **Bathroom**

Comprising a shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Extractor fan. Cupboards.

### **Rear Garden**

Mostly laid to lawn with a patio seating area. Mature trees and shrubs.



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## Willingdon Road, Eastbourne

- SIX BEDROOM EDWARDIAN SEMI DETACHED HOUSE
- CHARACTER FEATURES THROUGHOUT
- REAR GARDEN
- TWO RECEPTION ROOMS
- TWO BATHROOMS, TWO CLOAKROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: C



guide price

**£475,000 - £500,000**

Total floor area 270.1 m<sup>2</sup> (2,907 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



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