





# 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

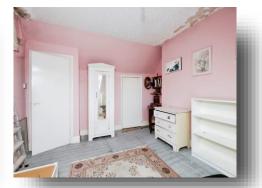
Council Tax Band: C



guide price Total floor area 270.1 m² (2,907 sq.ft.) approx

£475,000 - £500,000







Eldon Rd Mill Rd Coogle Map data @2025

Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN119312



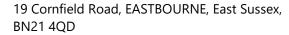
Property Ref: EBN119312 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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) 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 reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

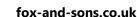
would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.



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