



**Willingdon Road, Eastbourne BN20 9JS**



**welcome to**

**Willingdon Road, Eastbourne**

Spacious and bright detached family home in the sought after residential area of Willingdon, close to the village shops and amenities. Offering generous and well maintained gardens, garage, five bedrooms, two bathrooms & 29" family room. Viewing's are a must.



### **Entrance Porch**

Double glazed window to the front aspect. Door to the front aspect.

### **Entrance Hall**

Door to the front aspect. Under stairs cupboard. Radiator.

### **Lounge**

17' 5" x 12' 6" ( 5.31m x 3.81m )

Double glazed window to the front, side and rear aspect. French doors to the rear aspect. Radiators.

### **Dining Room**

18' 8" x 12' ( 5.69m x 3.66m )

Double glazed window to the front and side aspect. Radiator. Fire place.

### **Kitchen**

12' x 9' ( 3.66m x 2.74m )

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven and hob. Pantry cupboard. Radiator. Double glazed window to the rear aspect. Door leading to:

### **Utility Room**

21' 11" x 4' 9" ( 6.68m x 1.45m )

Door to the front and rear aspect. Space and plumbing for washing machine.

### **Cloakroom**

Low level W.C. Wash hand basin. Extractor fan.

### **First Floor Landing**

Stairs leading from ground floor to first floor landing. Double glazed window to the side aspect. Loft access. Radiator. Cupboards.

### **Bedroom 1**

13' 5" x 10' 3" ( 4.09m x 3.12m )

Double glazed window to the front and side aspect. Double glazed French doors to the rear aspect leading to Juliet balcony. Radiator.

### **Bedroom 2**

12' 7" x 11' 5" ( 3.84m x 3.48m )

Double glazed window to the front aspect. Fitted wardrobes. Radiator.

### **Bedroom 3**

12' x 9' ( 3.66m x 2.74m )

Double glazed window to the front and side aspect. Built in wardrobe. Radiator.

### **Bedroom 4**

13' x 11' 11" ( 3.96m x 3.63m )

Double glazed window to the rear aspect. Built in wardrobes. Radiator.

### **Bedroom 5**

7' 11" x 7' 7" ( 2.41m x 2.31m )

Double glazed window to the side aspect. Radiator.

### **Shower Room**

Comprising a shower cubicle with over head shower attachment. Wash hand basin. Heated towel rail. Double glazed window to the rear aspect.

### **Bathroom**

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Double glazed window to the rear and side aspect.

### **Rear Garden**

Patio area with steps leading up to large lawned area with seating having an pergola. Hedge borders. Mature trees and shrubs. Outside tap.

### **Garage**

Up and over door. Power and lighting.

### **Parking**

Off road parking for multiple vehicles.



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welcome to

## Willingdon Road, Eastbourne

- FIVE DOUBLE BEDROOMS
- DETACHED HOUSE
- TWO BATHROOMS
- TWO LARGE RECEPTION ROOMS
- GENEROUS REAR GARDEN

Tenure: Freehold EPC Rating: D  
Council Tax Band: E

# £775,000



Total floor area 174.3 m<sup>2</sup> (1,877 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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