



Eastbourne Road, Willingdon, Eastbourne, East Sussex

**Guide £250,000**





YOUR MOVE





Eastbourne Road,  
Willingdon, Eastbourne,  
East Sussex

**Guide £250,000**

### Property Description

GUIDE PRICE £250,000 - £270,000. This most charming little cottage is now offered for sale with YOUR MOVE estate agents in Polgate. The accommodation comprises a sitting room and kitchen/breakfast room on the ground floor and upstairs are two bedrooms and a bathroom/WC. There are gardens to the front, side and rear and also space for parking alongside. There are rooftop views to the Downs at the back and early viewing is highly recommended. EPC Rating E.

### Our View

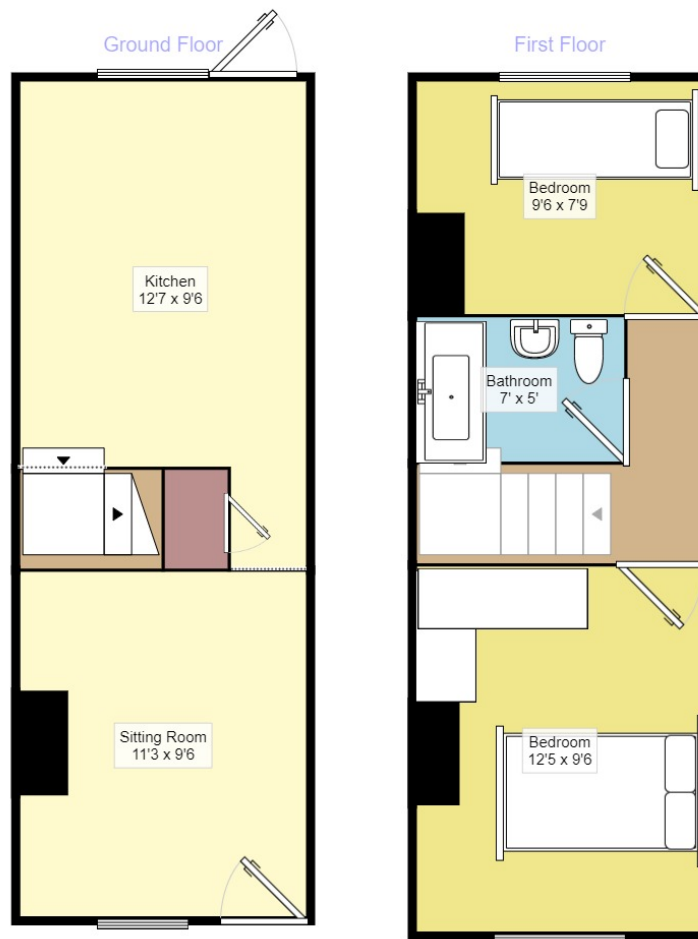
A beautiful cottage in a tucked away location close to all the shops and services in at The Triangle.

### Location

Located in a slightly elevated position and set back from the road close to the Triangle in Willingdon where various local shops and services will be found. The house is ideally located for easy access to all local facilities including schools for children of all ages and the main line rail station in Polegate which has regular services to both the coast at Eastbourne and also to London (Victoria).



**Character Cottage In Willingdon**  
For full EPC please contact the branch



Measurements are approximate. Not to scale. For illustrative purposes only.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

The Your Move branch is operated by National Home Move Limited which is independently owned and operated under a licence from your-move.co.uk Limited. National Home Move Limited is registered in England and Wales with company number 11805074, registered office: 5 Brooklands Place, Brookland Road, Sale, United Kingdom, M33 3SD. VAT Reg No: 315255523.

91 High Street, Polegate, East Sussex, BN26 6AE

01323 482321 \* Polegate@your-move.co.uk

\*Calls may be recorded and/or monitored for training and/or security purposes.

