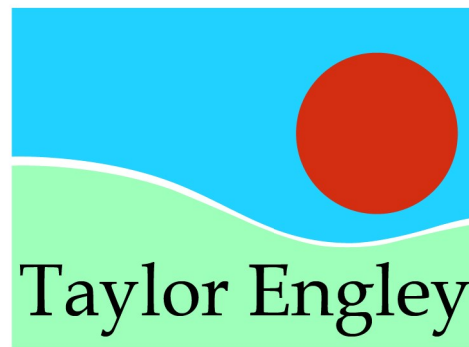


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**60 Gorringe Valley Road, Willingdon, Eastbourne, East Sussex, BN20 9SS**  
**Guide Price £425,000 Freehold**

**An opportunity has arisen to acquire this THREE BEDROOMED DETACHED CHALET STYLE HOME in the sought after Willingdon area of Eastbourne. Although requiring modernisation/refurbishment throughout, the property is deceptively spacious boasting views of the South Downs, two reception rooms, en-suite bathroom, family bathroom, ample driveway parking, garage, gardens considered to be of a good size, gas fired central heating and double glazing. The property is being offered to the market Chain Free.**



The property is conveniently located being within close proximity to local shops and amenities at The Triangle, Willingdon. Eastbourne's town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately three and a half miles distant. Mainline railway stations can also be found at Hampden Park and at Polegate.

**\* CHAIN FREE \* DETACHED CHALET STYLE BUNGALOW \* REQUIRES MODERNISATION/REFURBISHMENT \* THREE BEDROOMS - THE MASTER OF WHICH HAVING AN EN-SUITE BATHROOM \* KITCHEN/DINER \* LIVING ROOM \* SEPARATE DINING ROOM \* FAMILY BATHROOM \* AMPLE DRIVEWAY PARKING \* GARAGE \* DOWNLAND VIEWS \* GARDENS CONSIDERED TO BE OF A GOOD SIZE \***



## The accommodation

Comprises:

### Porch

Front door opening to:

### Hall

Radiator, built-in cabinet with shelving, dado rail.

### Sitting Room

18' max into bay x 11'11 max (5.49m max into bay x 3.63m max)

(11'11 max including depth of chimney breast)

Bay window to front with views of the South Downs, electric fire place, radiator, window to side, built-in low level corner cabinet with shelving, built-in cabinet into bay, dado rail.

### Kitchen/Diner

14'7 x 11'6 (4.45m x 3.51m)

Range of wall and base units, worktop surfaces with tiled splashback, Hotpoint oven, four ring gas hob, one and a half bowl sink unit, space for fridge freezer, radiator, window, double doors opening to garden.

### Dining Room

10'8 x 10'1 (3.25m x 3.07m)

Radiator, dado rail, coved ceiling, window.

### Bedroom 2

12'1 x 10'11 (3.68m x 3.33m)

Built-in wardrobe with bridging unit over, built-in wardrobes with cupboards over, dado rail, radiator, window.

### Bedroom 3

11'6 x 8'5 max (3.51m x 2.57m max)

Built-in wardrobe, radiator, dado rail, window.

### Bathroom

Low level wc, wash basin, bath, separate shower cubicle, cupboard housing Baxi boiler, built-in cupboard with shelving, radiator, window.

### Inner Hall

Window, radiator, built-in shelving unit, stairs rising to:

### First Floor Landing

### Bedroom 1

13'6 x 12'7 (4.11m x 3.84m)

Built-in wardrobes with eaves storage behind, storage cupboard with access to further eaves storage, fitted drawers and vanity unit, Velux window, dado rail.

### En-Suite Bathroom

Low level wc, wash basin, bath, radiator, part tiled walls, window.

### Outside

### Rear Garden

Patio area to immediate rear with Pergola, shed, level lawned area with trees and shrubs, steps up to lawned area with path with workshop having power and lighting.

### Driveway

Block paved driveway for several vehicles.

### Garage

Up and over door, power and lighting, plumbing for washing machine, space for tumble dryer, houses gas and electric meters, window, door providing access to hall.

### COUNCIL TAX BAND:

Council Tax Band - 'E' Wealden District Council - currently £2,956.15 until March 2025.

### BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

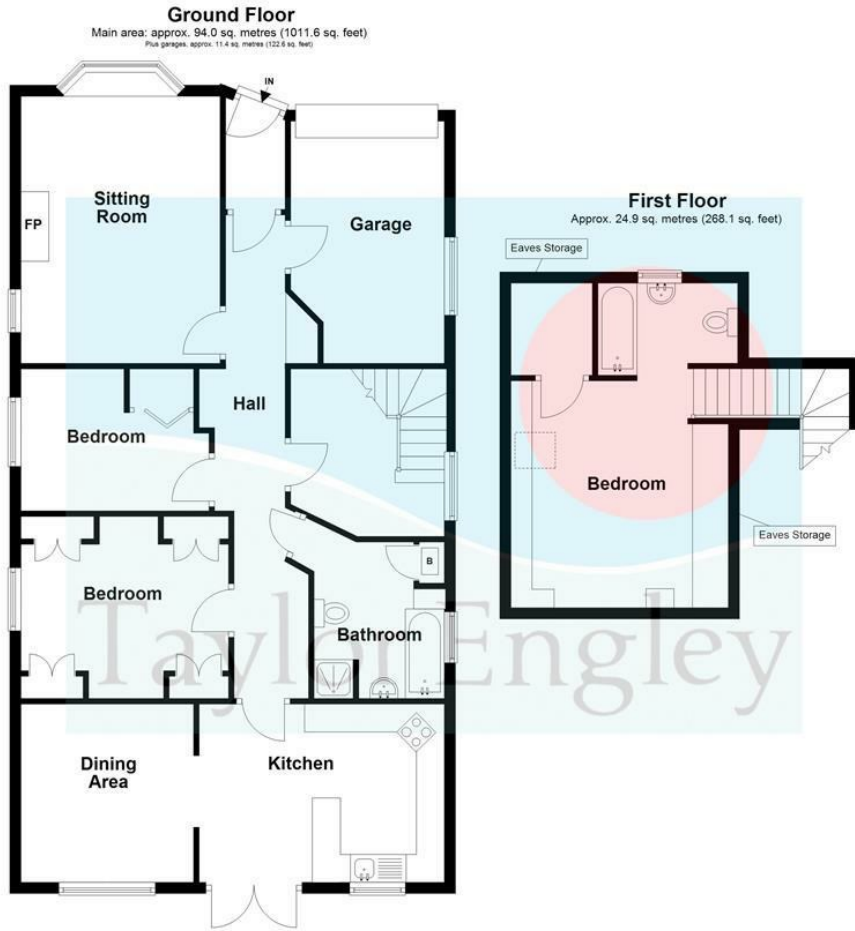
### FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

### VIEWING ARRANGEMENTS:

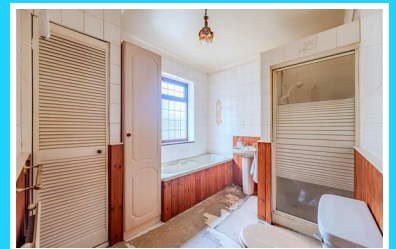
All appointments are to be made through TAYLOR ENGLELY.





Main area: Approx. 118.9 sq. metres (1279.7 sq. feet)  
Plus garages, approx. 11.4 sq. metres (122.6 sq. feet)

This floor plan is for illustrative purposes only. All measurements are approximate.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 83        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 52                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

**Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750**