

**Valuers, Land & Estate Agents**

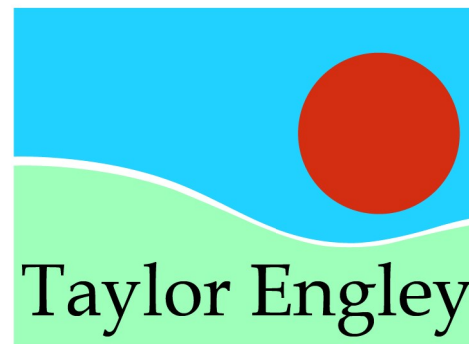
6 Cornfield Road  
Eastbourne  
East Sussex BN21 4PJ

Tel: (01323) 722222

Fax: (01323) 722226

[eastbourne@taylor-engley.co.uk](mailto:eastbourne@taylor-engley.co.uk)

[www.taylor-engley.co.uk](http://www.taylor-engley.co.uk)



**Barn Cottage 87, Church Street, Willingdon, Eastbourne, East Sussex, BN22 0HS**

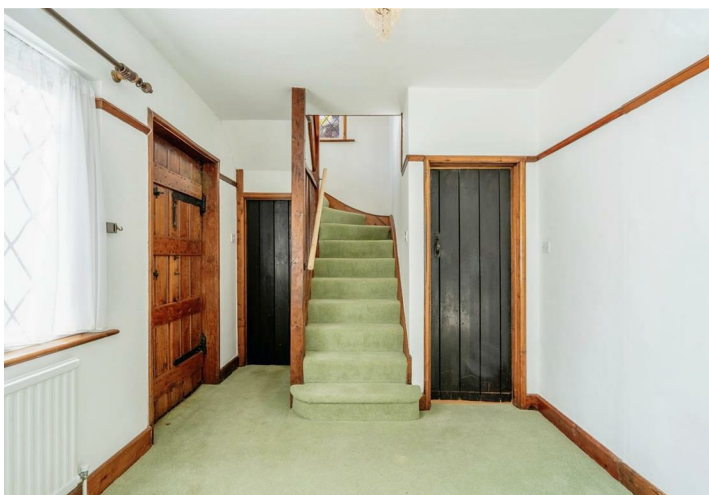
**Guide Price £550,000 Freehold**

Taylor Engley are delighted to offer to the market this **INDIVIDUAL DETACHED PERIOD HOME** located in the highly desirable Church Street at Willingdon. This unique home has accommodation which is arranged over two floors and is offered with the benefit of gas fired central heating, partial double glazing and partial secondary glazing. Features include a spacious double aspect sitting room with partly vaulted and beamed ceiling, separate dining room, conservatory, study, ground floor shower room, kitchen/breakfast room and two first floor bedrooms. Outside there are mature level gardens and off road parking.



The property is located in the highly desirable Church Street at Willingdon being within walking distance of Willingdon Village which features two public houses, Thai restaurant and the attractive St. Mary's Church. The South Downs National Park is also within close proximity. Bus services pass along the nearby Willingdon Road to Eastbourne's town centre which is approximately three miles distant offering a comprehensive range of shopping facilities and mainline railway station. Mainline railway stations can also be found at Hampden Park and Polegate. Local shopping facilities including a Tesco's Express store can be found in Freshwater Square, which is situated off the nearby Anderida Road.

**\* INDIVIDUAL PERIOD HOME \* HIGHLY DESIRABLE LOCATION IN CHURCH STREET \* DELIGHTFUL MATURE GARDENS \* IMPRESSIVE DOUBLE ASPECT SITTING ROOM WITH PARTLY VAULTED AND BEAMED CEILING \* SEPARATE DINING ROOM \* CONSERVATORY \* KITCHEN/BREAKFAST ROOM \* STUDY \* GROUND FLOOR SHOWER ROOM \* CLOAKROOM \* TWO FIRST FLOOR BEDROOMS \* BATHROOM \* MATURE LEVEL GARDENS WITH OFF ROAD PARKING \* GAS FIRED CENTRAL HEATING \* PARTIAL DOUBLE GLAZED AND PARTIALLY SECONDARY GLAZED \* CHAIN FREE \***



## The accommodation

Comprises:

Oak front door opening to:

### Entrance Hall

Radiator, central heating thermostat, understairs cupboard housing gas meter, window with outlook to front.

### Cloakroom

Low level wc with concealed cistern, wash hand basin.

Door from entrance hall to:

### Dining Room

21'5 max x 8'1' max (6.53m max x 2.46m' max)  
(8'1 including depth of chimney breast)

Beamed ceiling, radiator, outlook to front, double doors to rear opening to conservatory.

### Conservatory

9'11 max x 8'4 max (3.02m max x 2.54m max)  
(9'11 max to internal double doors)

Two radiators, two single doors providing access to garden, ceiling light/fan.

Door from dining room to:

### Sitting Room

21'8 x 15'6 (6.60m x 4.72m)  
(21'8 to fireplace and plus recess)

Impressive sitting room being double aspect having outlook to front and rear, partly vaulted and beamed ceiling, brick fireplace with tiled hearth, exposed brick wall feature, four radiators. Door to:

### Study

15' x 9'1 (4.57m x 2.77m)

Radiator, outlook to rear, connecting door to store.

### Store

15'5 x 7'3 (4.70m x 2.21m)

Having window to front, door opening to rear garden.

Archway from dining room to:

### Kitchen/Breakfast Room

11'9 max x 9'6 max (3.58m max x 2.90m max)  
(Maximum measurements including depth of fitted units)

Comprises single drainer one and a half bowl sink unit with mixer tap, work surface with base units below, wall mounted cupboards with under cupboard lighting, Beko under counter electric oven, Neff four burner gas hob with extractor fan over, Hotpoint fridge, Indesit dishwasher, breakfast bar, cupboard housing Potterton gas fired boiler and central heating programmer, tiled floor, outlook to rear and door to rear.

## Ground Floor Shower Room

Corner shower cubicle, wash hand basin set into cabinet, wall mounted cabinet incorporating mirror over, radiator, Dimplex wall mounted electric heater, downlighters.

Stairs rising from entrance hall to:

## First Floor Landing

Radiator.

## Bedroom 1

15'4 x 8'2 (4.67m x 2.49m)

(8'2 to chimney breast widening to 9'1 max into recess)

Triple aspect room having outlook to front and rear and window to side, built-in wardrobe cupboard with louvered doors, access to under eaves storage space.

## Bedroom 2

8'10 x 5'11 (2.69m x 1.80m)

(8'11 to cupboard front widening to 7'10 max into recess)

Radiator, double and single built-in wardrobe cupboards, loft hatch to roof space, outlook to rear.

## Bathroom

Bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, fitted double and single cupboard providing hanging space and shelving and having cupboards over, airing cupboard housing cylinder and shelving, radiator, window to rear.

## Outside

The established rear garden is a particular feature of the property with a large lawn, variety of shrubs and mature hedgerow, timber summer house, and integral utility room with wc. To the side of the house is a drive with ample off road parking. The adjacent property has a right of access through this drive.

## COUNCIL TAX BAND:

Council Tax Band - 'F' Wealden District Council - currently £3,493.61 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.

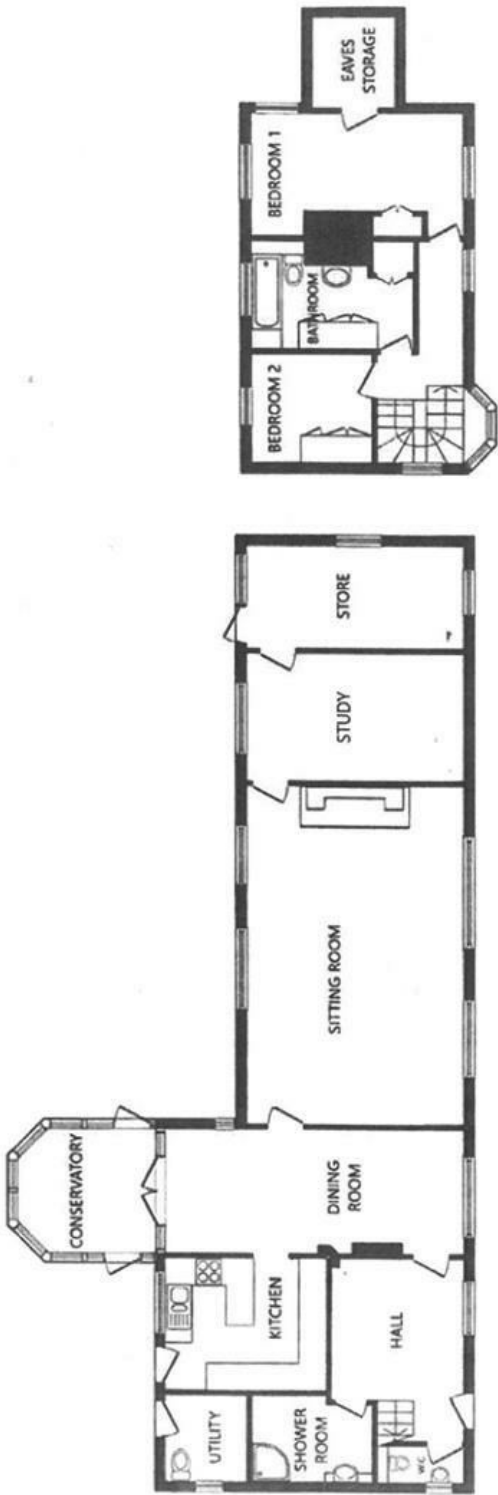
## VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.









### Ground Floor

Floor area 118.6 m<sup>2</sup> (1,277 sq.ft.) approx

### First Floor

Floor area 39.9 m<sup>2</sup> (430 sq.ft.) approx

**Total floor area 158.6 m<sup>2</sup> (1,707 sq.ft.) approx**

*This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Not to scale.*



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

**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**