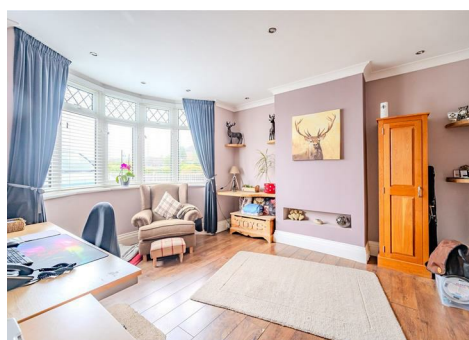


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75 Broad Road, Lower Willingdon, Eastbourne, East Sussex, BN20 9QT
Guide Price £435,000 Freehold

An excellent opportunity to acquire this **DECEPTIVELY SPACIOUS AND WELL PRESENTED THREE BEDROOMED SEMI-DETACHED HOUSE**, located in the sought after Lower Willingdon area. The property benefits from gas fired central heating and double glazed windows and has features that include a spacious kitchen, three reception rooms and off road parking for two vehicles. The property is being offered to the market Chain Free.



The property is conveniently located in the favoured Lower Willingdon area of Eastbourne. Local shops and amenities can be found at The Triangle at Willingdon, local schools for most age groups can be found within the area and bus services serve the local area. Eastbourne's town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately four miles distant. Mainline railway stations can also be found at Hampden Park and at Polegate.

*** CHAIN FREE * SEMI DETACHED HOUSE * LOWER WILLINGDON LOCATION * KITCHEN BREAKFAST ROOM * 3 RECEPTION ROOMS * 3 BEDROOMS * DOUBLE GLAZED WINDOWS * AS FIRED CENTRAL HEATING ***



The accommodation

Comprises:

Porch

Shelving, front door opening to:

Hall

Radiator, understairs cupboard, spotlights.

Cloakroom/Wc

Low level wc, wash basin with mixer tap, panelled walls, window.

Sitting Room

14'5 max into bay x 12'9 (4.39m max into bay x 3.89m)

Double glazed bay window, spotlights, radiator, double doors to dining room.

Kitchen

21'2 x 7'7 (6.45m x 2.31m)

Range of wall and base units, Butler sink with mixer tap, space for cooker, space for gas hob, extractor fan, space for fridge freezer, space for washing machine, space for dishwasher, spotlights, door opening to rear garden.

Dining Room

12'11 x 8'8 (3.94m x 2.64m)

Radiator, double doors opening to garden, double doors opening to sitting room.

Reception Room

15' x 10'10 (4.57m x 3.30m)

Brick fireplace with wooden mantel over, space for wood burner, radiator, double doors to dining room.

Stairs rising to:

First Floor Landing

Access to loft, cupboard housing boiler, spotlights, window.

Bathroom/Wc

Low level wc, bath, wash basin with mixer tap, separate shower cubicle, full tiled walls, tiled floor, heated towel rail, window.

Bedroom 1

14'10 x 9'10 (4.52m x 3.00m)

(9'10 excluding depth of fitted wardrobe)

Bay window, built-in wardrobe, spotlights, radiator.

Bedroom 2

12'5 x 10'3 (3.78m x 3.12m)

Window to rear, built-in wardrobe, radiator.

Bedroom 3

7'9 x 7'1 (2.36m x 2.16m)

Window, radiator.

Outside

Garden

Decking area to immediate rear, level lawned area, area laid to decorative stones, pathway, outbuilding.

Garage

(Unable to inspect at time of instruction)

Double UPVC doors for personal access only.

Driveway Parking

Gravel driveway parking for approximately two vehicles.

COUNCIL TAX BAND:

Council Tax Band - 'D' Wealden District Council - currently £2,418.66 until March 2025.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

www.checker.ofcom.org.uk

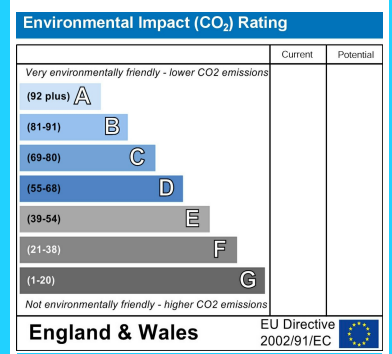
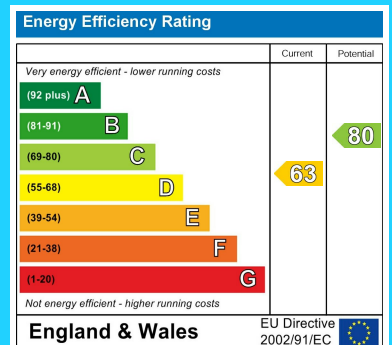
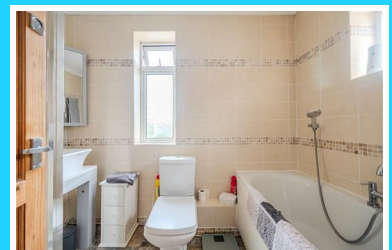
FOR CLARIFICATION:

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.





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.

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