

Valuers, Land & Estate Agents

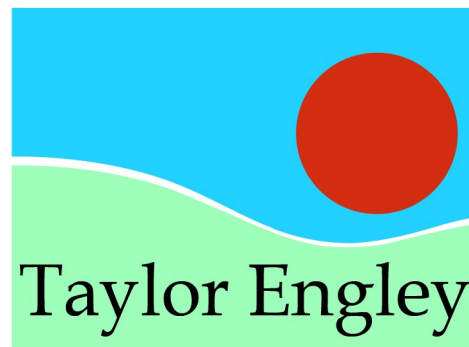
6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222

Fax: (01323) 722226

eastbourne@taylor-engley.co.uk

www.taylor-engley.co.uk



19 Buckhurst Close, Willingdon Village, Eastbourne, East Sussex, BN20 9EF

Guide Price £515,000 Freehold

Taylor Engley are delighted to offer to the market this **THREE BEDROOMED DETACHED SPLIT LEVEL HOME** located in the highly sought after Willingdon Village area. The property is offered with the benefit of gas fired central heating and double glazed windows and has features that include two separate reception rooms, double glazed conservatory, on-site garage and gardens.



The property is located in the desirable Willingdon Village area being within walking distance of the local Post Office, two public houses, St. Mary's Church and a Thai restaurant. The South Downs National Park is also within walking distance. Bus services pass along the nearby Willingdon Road and Kings Drive whilst Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station is approximately two and a half miles distant. Mainline railway stations can also be found at Hampden Park and Polegate. Further local amenities include the David Lloyd Leisure Club and the Willingdon Golf Course.

*** DETACHED HOME IN FAVOURED WILLINGDON VILLAGE AREA * SPLIT LEVEL ACCOMODATION * THREE BEDROOMS * TWO RECEPTION ROOMS * CONSERVATORY * KITCHEN * CLOAKROOM * BATHROOM * GARDEN * ON-SITE GARAGE * GAS FIRED CENTRAL HEATING * DOUBLE GLAZED WINDOWS ***



The accommodation

Comprises:

Door opening to:

Entrance Porch

Front door to:

Hall

Herringbone style Parquet flooring, radiator, understairs storage cupboard.

Cloakroom

Low level wc, wash hand basin set into vanity unit, radiator, window to side.

Dining Room

11'4 max x 10'11 max (3.45m max x 3.33m max)
Radiator, patio door opening to garden.

Kitchen

10'11 + recess x 7'9 (3.33m + recess x 2.36m)
(Maximum measurements including depth of fitted units)
Comprises single drainer one and a half bowl sink unit, work surface with base units below, wall mounted cupboards, space and plumbing for washing machine, Belling electric eye level oven with cupboard above and below, space for fridge/freezer, radiator, Worcester wall mounted gas fired boiler, central heating programmer, built-in shelved cupboard, double aspect room with window to rear and window and door to side.

Stairs rising from hall to:

Half Landing

Sitting Room

17'4 x 10'8 (5.28m x 3.25m)
Two radiators, triple aspect through room having outlook to front and rear, patio door to side opening to conservatory.

Conservatory

8'10 x 8'5 (2.69m x 2.57m)
Polycarbonate roof, doors opening to garden.

Stairs from half landing rising to:

First Floor Landing

Airing cupboard housing cylinder, radiator, window with outlook to front.

Bedroom 2

11'2 x 10'6 (3.40m x 3.20m)
Radiator, outlook to rear.

Bedroom 3

9'1 x 8'2 (2.77m x 2.49m)
Built-in wardrobe cupboard, radiator, outlook to rear.

Bathroom

Bath with mixer tap and shower attachment, shower curtain, pedestal wash hand basin, low level wc, part tiled walls, radiator, light with shaver point.

Stairs rising to:

Further Landing Area

Cupboard having shelving.

Bedroom 1

12'9 to cupboard front x 10'8 (3.89m to cupboard front x 3.25m)
Two built-in wardrobe cupboards, radiator, outlook to side.

Outside

Front Garden

Having lawned area, some shrubs and Leylandii hedge to front.

Rear Garden

The rear garden is laid to lawn and extends to the side of the property, there are borders with a variety of established shrubs and to the immediate rear of the property there is a patio area.

On-Site Garage

16'1 max x 8'9 max (4.90m max x 2.67m max)
(Maximum measurements including depth of internal pillars)
Electrically operated up and over door, light and power, personal door to rear garden. The garage is situated at the end of the rear garden and is approached via Upper Wish Hill.

COUNCIL TAX BAND:

Council Tax Band - 'E' Eastbourne Borough Council - currently £2,953.44 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:

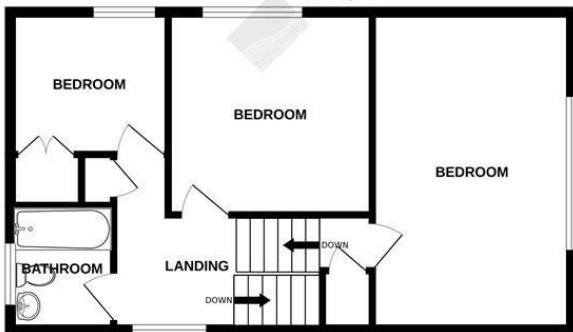
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.

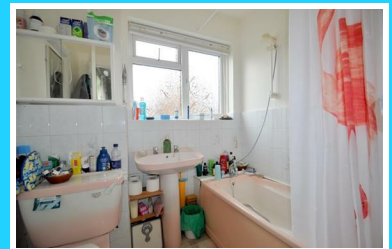
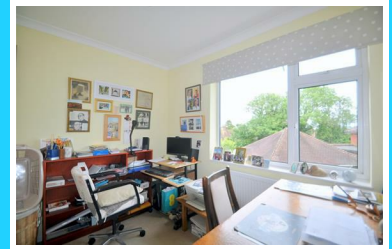


GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 1167 sq.ft. (108.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		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