

Valuers, Land & Estate Agents

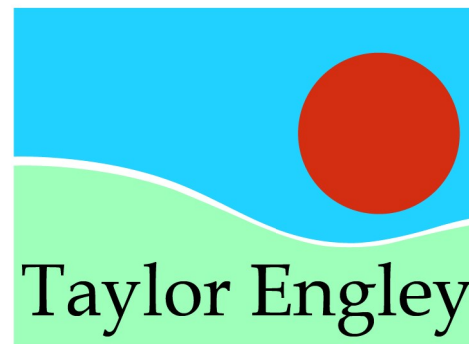
6 Cornfield Road  
Eastbourne  
East Sussex BN21 4PJ

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)



**13 Coppice Close, Lower Willingdon, Eastbourne, East Sussex, BN20 9QH**

**Guide Price £355,000 Freehold**

Taylor Engley are delighted to offer to the market this **SPACIOUS TWO BEDROOMED DETACHED BUNGALOW**, located in the popular Lower Willingdon area. The property is offered with the benefit of gas fired central heating and double glazed windows and enjoys views of the South Downs National Park. Features include a 24'2 x 11'5 sitting room, separate dining room open plan to garden room area, fitted kitchen, driveway parking for two cars and a garage. The property is offered to the market Chain Free and an internal inspection is highly recommended. EPC = D





The property is considered to occupy a convenient location within the Lower Willingdon area. Bus services serve the local area whilst local shops at The Triangle are approximately a quarter of a mile distant. Polegate's High Street and mainline railway station is approximately one mile distant whilst Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station is approximately four miles distant.

**\* POPULAR LOWER WILLINGDON LOCATION \* SPACIOUS TWO BEDROOMED DETACHED BUNGALOW \* 24'2 X 11'5 SITTING ROOM \* DINING ROOM OPEN PLAN TO GARDEN ROOM \* KITCHEN \* SHOWER ROOM/WC \* GARAGE \* DRIVEWAY PARKING \* PATIO STYLE GARDEN TO REAR \* VIEWS OF THE SOUTH DOWNS NATIONAL PARK \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZED WINDOWS \* CHAIN FREE \* INTERNAL VIEWING HIGHLY RECOMMENDED \***



## The accommodation

Comprises:

Front door opening to:

### Entrance Hall

Engineered Oak flooring, radiator, recess with shelving, Baxi wall mounted gas fired boiler, central heating programmer, linen cupboard housing electric meter and shelving, loft hatch to roof space.

### Sitting Room

24'2 x 11'5 (7.37m x 3.48m)

Spacious room with outlook to front and views of the South Downs, two radiators, Daikin air conditioning unit, display shelving, connecting door to dining room open plan to garden room.

### Dining Area

7'11 x 7'8 (2.41m x 2.34m)

Radiator, wide opening to garden room area.

### Garden Room Area

11'9 to patio door x 6'5 max (3.58m to patio door x 1.96m max)

Polycarbonate roofing, window to rear, patio door to rear garden, connecting to lobby.

### Rear Lobby

7'3 max x 6'6 reducing to 5'1 (2.21m max x 1.98m reducing to 1.55m)

Located to the rear of the garage, access to garage, wall mounted cupboard, Polycarbonate roof, door to garden room area and door to side.

Door from dining area to:

### Kitchen

11'10 max x 7'9 max (3.61m max x 2.36m max)

(Maximum measurements including depth of fitted units)

Comprises single drainer stainless steel sink unit with mixer tap, work surface with base units below, wall mounted cupboards, space and plumbing for slimline dishwasher, space and plumbing for washing machine, space for under counter fridge, electric eye level oven with shelf and saucepan drawer below and cupboards over, Bosch four ring ceramic hob with extractor fan over, Hotpoint fridge, Montpellier freezer, window with outlook to rear.

### Bedroom 1

12' max into bay x 10'10 max (3.66m max into bay x 3.30m max)

(Maximum measurements including depth of fitted wardrobe cupboards).



Two double fitted wardrobe cupboards with corner display shelving, radiator, Daikin air conditioning unit, bay window to front with downland view.

### Bedroom 2

10'9 max x 8'11 max (3.28m max x 2.72m max)

(Maximum measurements including depth of fitted wardrobe cupboards).

Double and single wardrobe cupboards, wall mounted cupboard, radiator, outlook to side.

### Shower Room

Easy access shower unit with screen and shower curtain, wall mounted wash hand basin, low level wc, chrome effect heated towel rail, tiled walls, window to rear.

### Garage

18'4 max to door x 8'7 max (5.59m max to door x 2.62m max)

(Maximum measurements including depth of internal pillars and fittings)

Wall mounted cupboard, range of shelving, work bench, light and power, electrically operated up and over door, personal door to rear opening to rear lobby area.

### Outside

#### Rear Garden

Mainly paved having borders with some shrubs, outside tap, gate to side.

#### Front Garden

Mainly paved and having driveway parking for approximately two cars.

### 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](http://www.checker.ofcom.org.uk)

### FOR CLARIFICATION:

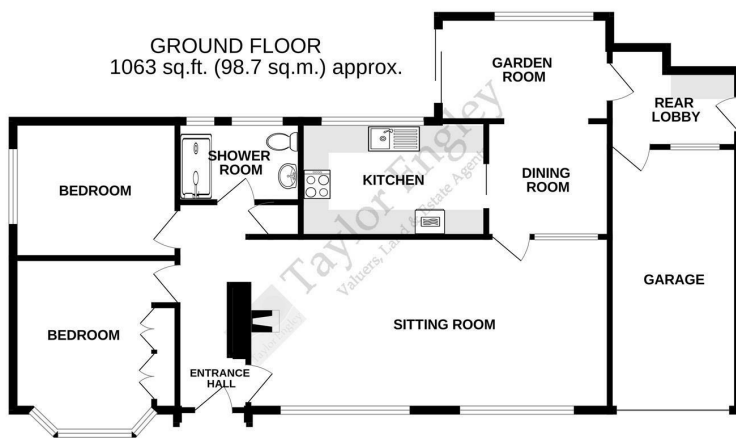
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEBY.

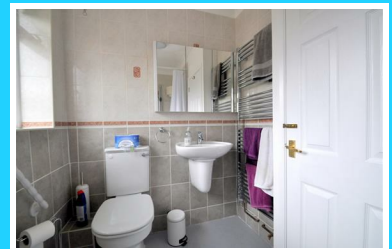
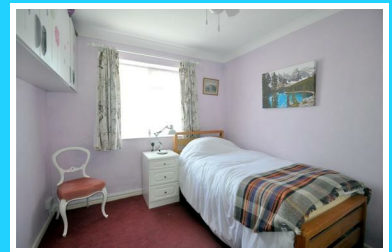






TOTAL FLOOR AREA : 1063 sq.ft. (98.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix CC024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		65	
(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**