

Valuers, Land & Estate Agents

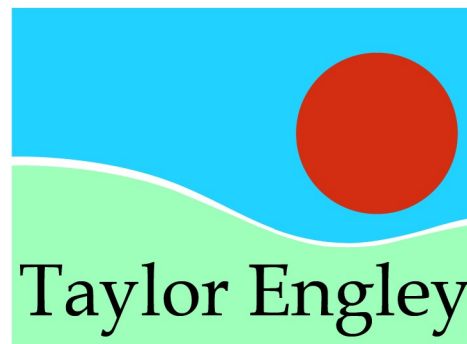
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3 Downs Road, Lower Willingdon, Eastbourne, East Sussex, BN22 0JH

Asking Price £389,950 Freehold

An opportunity arises to acquire this SPACIOUS TWO BEDROOMED DETACHED BUNGALOW, located in the favoured Lower Willingdon area. Although requiring modernisation, the property is considered to offer much potential and has features that include level corner plot gardens and a spacious bay fronted living room.



The property is located within the favoured Lower Willingdon area being within walking distance of Willingdon Village and local shops in Freshwater Square, off Anderida Road. The South Downs National Park is also within walking distance. Eastbourne's town centre is approximately three and quarter of a mile distant and offers a comprehensive range of shopping facilities and mainline railway station. Mainline railway stations can also be found at Polegate and at Hampden Park.

*** FAVOURED LOWER WILLINGDON LOCATION * LEVEL CORNER PLOT GARDENS * SPACIOUS BAY FRONTED LIVING ROOM * KITCHEN * TWO BEDROOMS * BATHROOM/WC * GARAGE * REQUIRING MODERNISATION * CONSIDERED TO HAVE MUCH POTENTIAL ***



The accommodation

Comprises:

Front door opening to:

Entrance Hall

Dimplex night storage heater, wall mounted electric meter cupboard with fuse box over, airing cupboard housing cylinder with cupboard over, small wall mounted cupboard, loft hatch to roof space.

Living Room

18'10 max into bay x 18'4 max (5.74m max into bay x 5.59m max)

(18'4 including depth of chimney breast reducing to 10'4)

Brick fireplace surround, two Dimplex night storage heaters, window to side and bay window to front.

Kitchen

14'2 x 7' max (4.32m x 2.13m max)

(Maximum measurements including depth of fitted units)

Comprises single drainer stainless steel sink unit, work surface with base units below, wall mounted cupboards, Dimplex night storage heater, window to rear and window to side, door opening to rear garden.

Bedroom 1

12'4 x 11'3 + door recess (3.76m x 3.43m + door recess)

Dimplex night storage heater, outlook to front.

Bedroom 2

11'10 x 8'8 (3.61m x 2.64m)

Dimplex night storage heater, window to side.

Bathroom

Bath, pedestal wash hand basin, Dimplex heater, part tiled walls, window to rear.

Separate Wc

Low level wc, window to rear.

Personal door from entrance hall to garage.

Garage

16'5 max x 9' max (5.00m max x 2.74m max)

(Maximum measurements provided include depth of partitioned area)

The garage is currently divided into two areas by a partition having main garage area with light and power and lobby area having access via a door to the conservatory.

Conservatory

16'6 x 8'6 (5.03m x 2.59m)

Timber framed conservatory having doors to rear garden.

Outside

Feature level corner plot gardens - the front being laid mainly to lawn. The rear garden having lawned area and various mature trees and shrubs.

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:

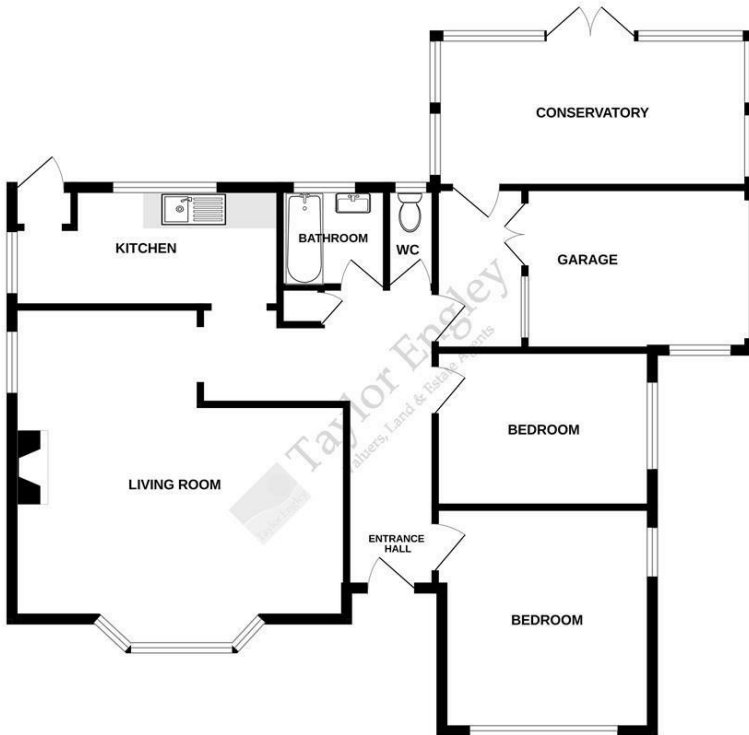
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEBY.



GROUND FLOOR
1047 sq.ft. (97.2 sq.m.) approx.



TOTAL FLOOR AREA: 1047 sq.ft. (97.2 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		38	
(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.

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