

Valuers, Land & Estate Agents

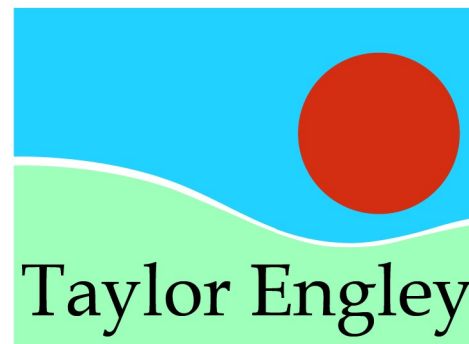
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Blackbirds, 62 Gorrington Valley Road, Lower Willingdon, Eastbourne, East Sussex, BN20 9SS
Guide Price £349,950 Freehold

An opportunity arises to acquire this TWO BEDROOMED DETACHED CHARACTER BUNGALOW, located in the favoured Lower Willingdon area. This bay fronted property enjoys views of the South Downs National Park and although requiring some modernisation, the property does benefit from gas fired central heating. Features include level gardens - the rear being of a good size, open plan kitchen/dining room, conservatory and a bay fronted sitting room. EPC = D



The property is located in the favoured Lower Willingdon area being within just a short walk of the South Downs National Park. Local shops at the Willingdon Triangle are approximately a quarter of a mile distant and the local area is served by bus services. Eastbourne's town centre is approximately three and a half miles distant and offers a comprehensive range of shopping facilities and mainline railway station. A mainline railway station and shops can also be found at Polegate which is approximately one and a half miles distant.

*** TWO BEDROOMED DETACHED BUNGALOW * FAVOURED LOWER WILLINGDON LOCATION * VIEWS OF THE SOUTH DOWNS NATIONAL PARK * GAS FIRED CENTRAL HEATING * OPEN PLAN KITCHEN/DINING ROOM * BAY FRONTED SITTING ROOM * CONSERVATORY * SHOWER ROOM/WC * UTILITY ROOM * DRIVEWAY PARKING * LEVEL GARDENS * CHAIN FREE ***



The accommodation

Comprises:

Front door opening to:

Entrance Vestibule

Door opening to:

Utility Room

14'6 max x 7'5 max (4.42m max x 2.26m max)
(Former garage)

Secondary glazed window to side, plumbing for washing machine, wall mounted Glow Worm gas fired boiler, electric meter.

Door from entrance vestibule to:

Hall Open Plan to Kitchen/Dining Room

Hall Area

Built-in cloaks cupboard, built-in cupboard with shelving, central heating programmer, radiator.

Kitchen/Dining Room

13'9 max x 9'3 max (4.19m max x 2.82m max)
(Maximum measurements including depth of fitted units)

Comprises single drainer stainless steel sink unit, work surface with base units below, wall mounted cupboards, electric cooker point, radiator, window to side, window to rear. Loft hatch with fitted loft ladder rising to loft.

Loft

19'11 max x 15'7 max (6.07m max x 4.75m max)
(Maximum measurements including depth of sloped ceilings)

Access points to under eaves, Velux window to side.

Conseatory

13'3 x 9' max (4.04m x 2.74m max)

Radiator, Poly Carbonate roof, sliding door opening to garden.

Sitting Room

17'4 max into bay x 12' max (5.28m max into bay x 3.66m max)

(12' max including depth of chimney breast)

Radiator, window to side, bay window to front with views of the South Downs.



Patio door from kitchen area open to:

Bedroom 1

11' x 10'11 (3.35m x 3.33m)

Double aspect room, radiator, outlook to side and rear.

Bedroom 2

10'11 max x 8'5 (3.33m max x 2.57m)
(10'11 max reducing to 9'10)

Radiator, outlook to side.

Shower Room

Shower cubicle, pedestal wash hand basin, low level wc, radiator, linen cupboard window to side.

Outside

Front Garden

Having driveway parking and area laid to lawn, downland views.

Rear Garden

Considered to be a feature of the property being mainly laid to lawn having various shrubs and timber summerhouse, views of the South Downs.

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.



GROUND FLOOR
1019 sq.ft. (94.7 sq.m.) approx.



TOTAL FLOOR AREA: 1019 sq.ft. (94.7 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			
(81-91) B			83
(69-80) C		66	
(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.

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