

Valuers, Land & Estate Agents

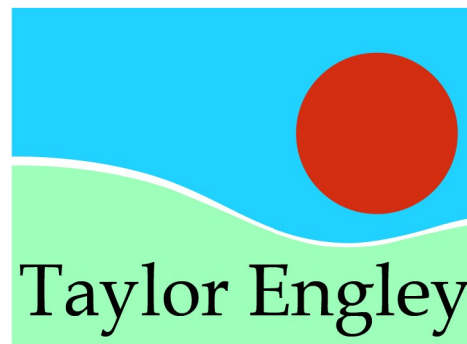
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Freshfield, 1 Hoo Gardens, Willingdon, Eastbourne, East Sussex, BN20 9AT

Guide Price £575,000 Freehold

An excellent opportunity arises to acquire this INDIVIDUAL THREE BEDROOMED DETACHED 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 a 22'1 x 12'6 living room, spacious kitchen/breakfast room, three bedrooms and an integral garage. Outside there are mature gardens - the rear enjoying a westerly aspect and extending to approximately 90' in depth.



The property occupies a most desirable location close to the picturesque Willingdon Village with the attractive St. Mary's Church, Thai restaurant, Post Office and two public houses. The South Downs National Park is within walking distance and bus services pass along the nearby Willingdon Road and Kings Drive. 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 in Hampden Park and at Polegate. Further local amenities include the Willingdon Golf Course and David Lloyds Leisure Club.

*** INDIVIDUAL DETACHED HOME LOCATED IN FAVOURED WILLINGDON VILLAGE AREA * MATURE GARDENS - THE REAR ENJOYING A WESTELRY ASPECT AND EXTENDING TO APPROXIMATELY 90' IN DEPTH * 22'1 X 12'6 LIVING ROOM * CONSERVATORY * SPACIOUS KITCHEN/BREAKFAST ROOM * GROUND FLOOR WC * THREE FIRST FLOOR BEDROOMS * BATHROOM * INTEGRAL GARAGE WITH ELECTRIC CAR CHARGER * DRIVEWAY PARKING * GAS FIRED CENTRAL HEATING * DOUBLE GLAZED WINDOWS * CHAIN FREE * VIEWING HIGHLY RECOMMENDED ***



The accommodation

Comprises:

Front door opening to:

Entrance Hall

Radiator, understairs storage cupboard with light.

Living Room

22'1 x 12'6 (6.73m x 3.81m)

Spacious room having feature corner window to front, fireplace with fitted living flame gas fire, two radiators, serving hatch to kitchen, patio door opening to conservatory.

Conservatory

9'6 x 9'6 (2.90m x 2.90m)

Having tiled floor and access to rear garden.

Kitchen/Breakfast Room

20'10 max x 10'10 max (6.35m max x 3.30m max)

(10'10 max reducing to 9'11 in kitchen area)

Comprises single drainer stainless steel sink unit with mixer tap, work surface with base units below, wall mounted cupboards, Bosch dishwasher, Bosch washing machine, New World slot-in gas oven with Beaumatic extractor fan over, part tiled walls, radiator, telephone point, outlook to rear, door to rear lobby.

Rear Lobby

Personal door to garage, door to rear and door to ground floor wc.

Ground Floor Wc

Low level wc, wash hand basin with tiled splashback, radiator, medicine cabinet.

Stairs rising from entrance hall to:

First Floor Landing

Window to half landing, loft hatch to roof space.

Bedroom 1

16'8 max x 15'7 max into bay (5.08m max x 4.75m max into bay)

(Maximum measurements including depth of fitted furniture)

Range of fitted wardrobe cupboards, radiator, walk-in under eaves storage cupboard with light, outlook to front.

Bedroom 2

12'6 max x 12'6 max (3.81m max x 3.81m max)

Radiator, built-in wardrobe cupboard with access hatch opening to under eaves storage area, outlook to front.

Bedroom 3

8' x 7'9 (2.44m x 2.36m)

Radiator, outlook to rear.

Bathroom

Bath, separate shower cubicle, pedestal wash hand basin, low level wc, chrome effect heated towel rail, tiled walls, airing cupboard housing cylinder with shelving over, radiator, two windows to rear.

Integral Garage

16'11 max x 8'7 max (5.16m max x 2.62m max)

(Maximum measurements including depth of internal structures and fittings)

Glow Worm wall mounted gas fired boiler, work bench, shelving, wall mounted cupboards, electric car charger, gas and electric meters, consumer unit, light and power, electrically operated door, window to side and personal door to rear lobby.

Front Garden

Having lawned area, well stocked borders and driveway providing parking.

Rear Garden

Considered to be a feature of the property enjoying a westerly aspect and extending to approximately 90' (27.43m) in depth, patio area to immediate rear, lawned gardens flanked by well stocked borders having a variety of mature shrubs, two sheds.

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.

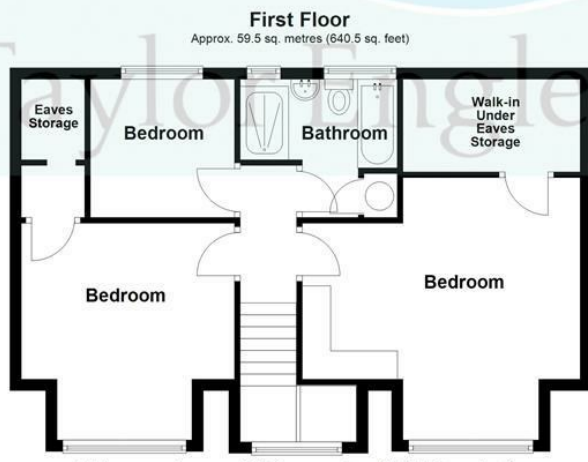
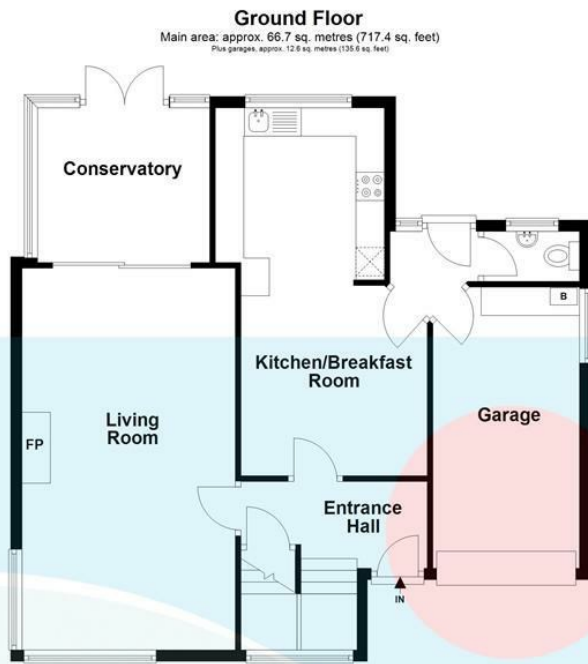
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.



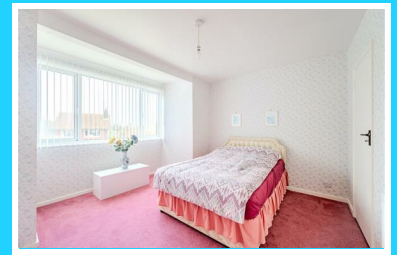






Main area: Approx. 126.2 sq. metres (1357.9 sq. feet)
Plus garages, approx. 12.6 sq. metres (135.6 sq. feet)

This floor plan is for illustrative purposes only. All measurements are approximate.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(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 (CO₂) 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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