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6 Angus Close, Willingdon Village, Eastbourne, East Sussex, BN20 9EH
Guide Price £485,000 Freehold

Taylor Engley are delighted to offer to the market this TWO BEDROOMED DETACHED HOME, located in the highly sought after Willingdon Village area. The property enjoys mature gardens with a gate to the rear opening onto a footpath leading onto the South Downs National Park. The property features two separate reception rooms, fitted kitchen, cloakroom, two first floor bedrooms and a bathroom. Outside there is a garage, driveway parking and attractive gardens. The property benefits from gas fired warm air heating and double glazed windows. EPC = D



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. 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 at Polegate. Further local amenities in the district include The David Lloyd Leisure Club and Willingdon Golf Course.

*** DETACHED HOME IN FAVOURED WILLINGDON VILLAGE AREA * DELIGHTFUL MATURE GARDENS * TWO BEDROOMS * TWO RECEPTION ROOMS * CONSERVATORY * KITCHEN * CLOAKROOM * BATHROOM * GARAGE * GARDENS * GAS FIRED WARM AIR HEATING * DOUBLE GLAZED WINDOWS ***



The accommodation

Comprises:

Front door opening to:

Entrance Porch

Inner door to:

Hall

Parquet style flooring, built-in cloaks cupboard.

Cloakroom

Low level wc, wash hand basin set into cabinet and having tiled splashback, window to side.

Entrance Hall Open Plan to Dining Room Area

13'7 max x 9'11 max (4.14m max x 3.02m max)

(13'7 max to staircase)

Parquet style flooring, under stairs storage cupboard, cupboard housing Johnson and Starley warm air gas fired boiler, window to side, wide opening to conservatory.

Conservatory

10'10 max x 6'7 max (3.30m max x 2.01m max)

(Maximum measurements taken to window and include depth of wall)

Double doors opening to rear garden.

Sitting Room

13'9 max x 12'11 max (4.19m max x 3.94m max)

(Maximum wall to wall measurements including depth of fitted units).

Fitted cabinet and shelving, gas fire, Parquet style flooring, window to side, outlook to front.

Kitchen

11'8 max x 6'10 max (3.56m max x 2.08m max)

(Maximum measurements including depth of fitted units and exclude door recess).

Comprises single drainer stainless steel sink unit, work surface with base units below, wall mounted cupboards, space and plumbing for washing machine, space for under counter fridge and space for under counter freezer, built-in larder cupboard, Neff five burner gas hob with extractor fan over, Neff eye level electric oven, built-in storage cupboard, outlook to rear and door to side.

Stairs rising from dining area to:

First Floor Landing

Velux window, loft hatch to roof space, airing cupboard housing cylinder and shelving.

Bedroom 1

12'11 max x 12'3 max (3.94m max x 3.73m max)

(Maximum measurements including depth of fitted furniture).

Fitted cupboards, two bedside drawer units with display shelving over, wall mounted cupboards over bed recess, built-in cupboard, exposed floor boards, outlook to front.

Bedroom 2

12'3 max x 10'3 max (3.73m max x 3.12m max)

Exposed floor boards, built-in cupboards, outlook to rear.

Bathroom

Bath with shower over, pedestal wash hand basin, low level wc, window to side.

Outside

Front Garden

Laid mainly to lawn and having borders with various shrubs and driveway leading to garage.

Rear Garden

Considered to be a feature of the property having patio area to immediate rear, area of lawn and well stocked borders with a variety of mature shrubs. The garden continues to the side of the property where there is a paved area and borders. To the rear there is a gate leading onto a footpath which provides access onto the South Downs National Park.

Garage

15'11 to door x 8' max (4.85m to door x 2.44m max)

(Maximum measurements including depth of internal fittings).

Water tap, gas meter, consumer unit, electric meter, up and over door, light and power, window to side.

COUNCIL TAX BAND:

Council Tax Band - 'D' Eastbourne Borough Council - currently £2,416.45 until March 2025.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

www.checker.ofcom.org.uk

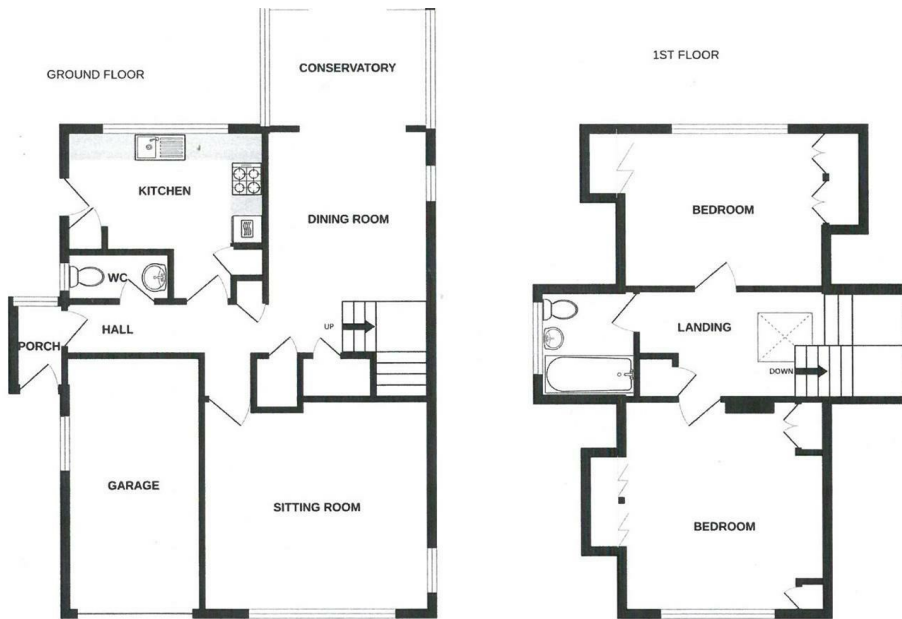
FOR CLARIFICATION:

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.

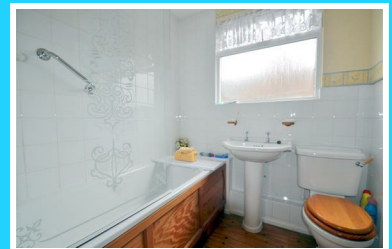
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEBY.





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 errors, 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		78
(69-80) C		
(55-68) D	55	
(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.

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