

Valuers, Land & Estate Agents

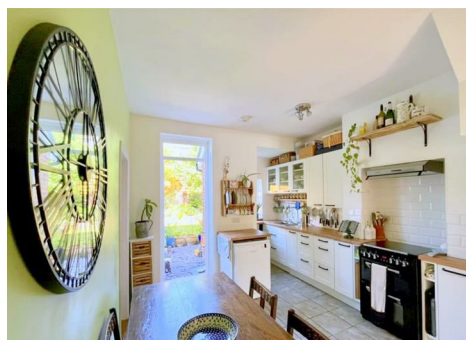
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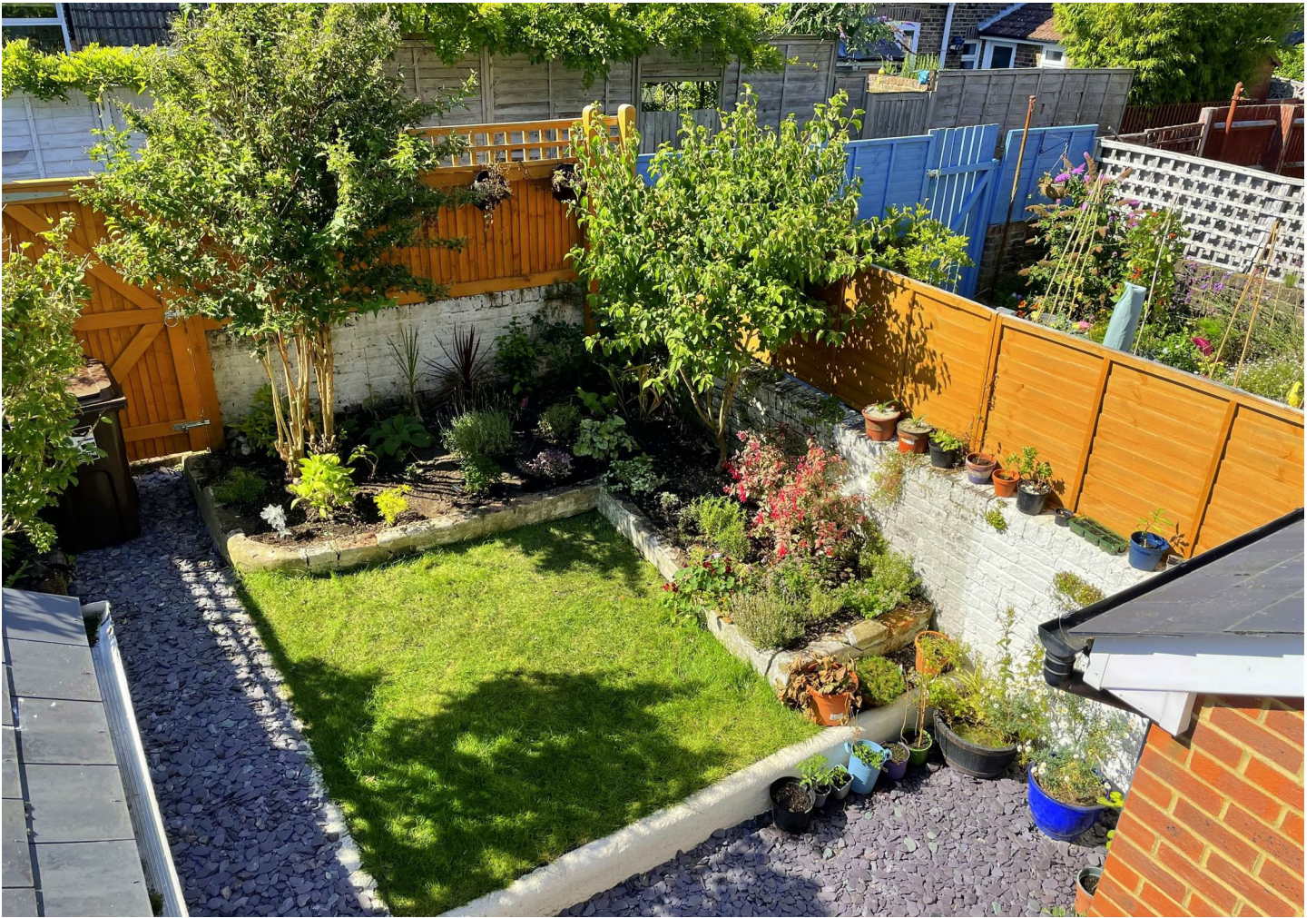
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79 Willowfield Road, Eastbourne, East Sussex, BN22 8AX

Guide Price £299,950 Leasehold - Share of Freehold

An excellent opportunity to purchase this well presented and DECEPTIVELY SPACIOUS TWO BEDROOMED MID TERRACED OLDER STYLE EDWARDIAN HOME, in this favoured east of town centre location. The property is noted to benefit from sealed unit double glazing and gas fired central heating, modern fitted and extended kitchen, ground floor study, spacious sitting room, two double bedrooms and modern bath/shower room/wc. Additionally, the property offers attractive secluded gardens to rear. EPC = C



The property is within close proximity to local shops and amenities in nearby Seaside with Sainsbury's supermarket being within just a few hundred yards from the property. Eastbourne's town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately one mile distant.

*** ATTRACTIVE MID TERRACED VICTORIAN HOME * FAVOURED EAST OF TOWN CENTRE LOCATION * TWO RECEPTION ROOMS * EXTENDED KITCHEN/DINING ROOM * CLOAKROOM/WC * TWO DOUBLE BEDROOMS * SPACIOUS BATH/SHOWER ROOM/WC * ATTRACTIVE SEMI-SECLUDED GARDENS TO REAR * GAS FIRED CENTRAL HEATING * SEALED UNIT DOUBLE GLAZING * INTERNAL INSPECTION HIGHLY RECOMMENDED ***



The accommodation

Comprises:

Double glazed front door opening to:

Entrance Hall

Understairs storage recess housing space and plumbing for washing machine and tumble dryer.

Sitting Room

14'8 into bay x 10'10 (4.47m into bay x 3.30m)

(10'10 into chimney breast recess)

Upvc bay window to front, television point, double radiator, fireplace recess with wooden mantle, picture rail.

Extended Kitchen/Dining Room

15'3 x 10'9 (4.65m x 3.28m)

Upvc windows to rear, double glazed French doors to rear garden, range of base and wall units, work top surfaces, one and a half bowl stainless steel sink unit with mixer tap, space for slot-in gas/electric cooker, extractor above, space and plumbing for dishwasher, ceramic tiled floor, wall tiling, space for fridge freezer, dining area.

Study

12'3 x 5'10 (3.73m x 1.78m)

With a spacious working space, natural wood laminate flooring, doors to rear providing access to:

Cloakroom/Wc

Dual flush wc, wall mounted wash hand basin, heated towel rail, window to side.

Stairs from hall rising to:

First Floor Landing

Hatch to insulated and fully boarded loft.

Bedroom 1

17'2 x 11'8 (5.23m x 3.56m)

(17'2 into chimney breast recess)

Two upvc windows to front, two double radiators.

Bedroom 2

12'1 x 8'7 (3.68m x 2.62m)

Upvc window to rear, radiator.

Bath/Shower Room/Wc

8'6 x 8'1 (2.59m x 2.46m)

Upvc obscure window to rear, panelled bath with chrome mixers, wall mounted wash hand basin with mixer tap, corner fully tiled shower cubicle with thermostatic shower unit over, dual flush wc, ceramic tiled flooring, chrome heated towel rail, extractor.

Outside

Rear Garden

Being a particular feature of the property being semi-secluded, rear access, close board fencing to sides, interspersed with shrubs and mature trees, slate coverings to rear, pathway, brick built shed.

COUNCIL TAX BAND:

Council Tax Band - 'B' Eastbourne Borough Council - currently £1,879.46 until March 2025.

BROADBAND AND MOBILE PHONE CHECKER:

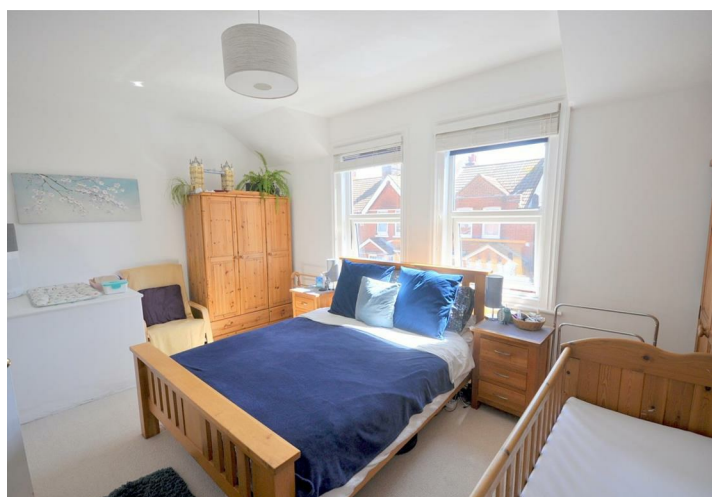
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

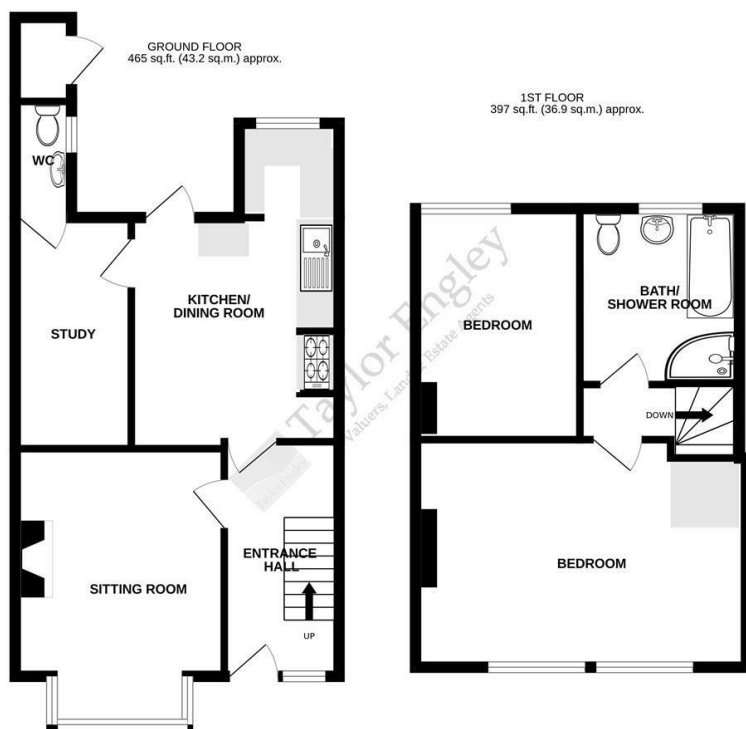
FOR CLARIFICATION:

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.

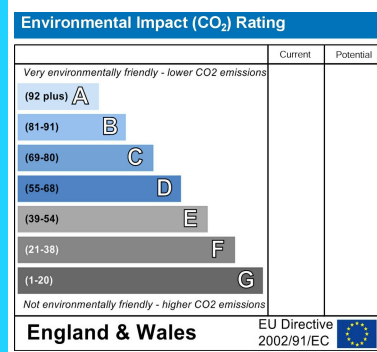
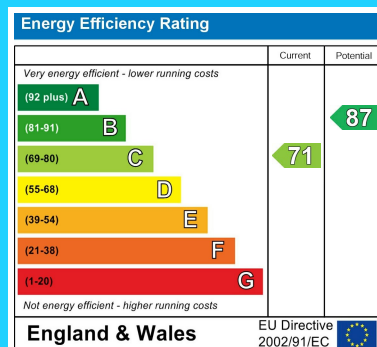
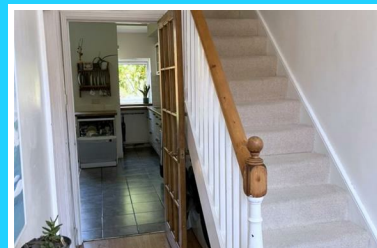
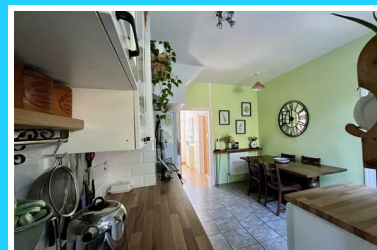
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.





Whilst every attempt has been made to ensure the accuracy of the foregoing contained herein, 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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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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