



## **4 COMBE RISE, WILLINGDON EASTBOURNE**

**£350,000 FREEHOLD**

**Accommodation: Porch, Hallway, Lounge, Kitchen, Sunroom, Bathroom, Separate WC, Two Bedrooms, Gas Central Heating, Front & Rear Gardens, Detached Garage plus off-road parking:**

**Situated in a desirable location at the foot of the South Downs between Willingdon Village and Lower Willingdon this Semi-Detached home is available with no onward chain. This bungalow benefits from a light double aspect master bedroom with views of the Downs and a through lounge opening onto a sun lounge overlooking a well-proportioned 56' Rear Garden. A driveway leading to a detached garage positioned to the side of the property along with a generous additional area of garden may also prove a real bonus. So don't delay and be disappointed, call The Exchange Property Services on 01323 489560 today to book your viewing.**

Double glazed door to:

### **Porch**

Double glazed windows to front, part glazed door to:

### **Hallway**

Radiator, phone point, airing cupboard, loft access:

### **Lounge**

4.93m (16'2") plus bay window x 3.67m (12'0") max

Double glazed box bay window to front, coved ceiling, two radiators, wall light points, feature fireplace with inset gas fire, serving hatch to kitchen, sliding doors to sunlounge:



### **Sunlounge**

4.52m (14'10") x 2.17m (7'1")

Double glazed door to rear garden, double glazed windows to rear and sides, radiator, power points, lighting, transparent roof:



### **Kitchen**

3.54m (11'7") max x 2.43m (7'11") max plus door recess

Fitted with a range of base units, cupboards & drawers with laminate worktop space over, stainless steel sink with single drainer, double glazed window to rear, gas point, partly tiled walls, plumbing for washing machine, double glazed door to side, built in larder cupboard with window to side & wall mounted gas boiler:



### **Bedroom One**

3.63m (11'10") x 3.56m (11'8") x

Double glazed window to front, double glazed bay window to side, fitted wardrobes, radiator, views towards South Downs:





### Bedroom Two

2.55m (8'4") x 2.04m (7'10")

Double glazed window to side, radiator:



### Bathroom

Double glazed window to side, panelled bath with mixer spray unit & over bath shower, pedestal wash hand basin, radiator, tiled walls:



### Separate WC

Low level WC, double glazed window to side:



### Outside

#### Front Garden

Off Road parking, lawn, shrubs

#### Detached Garage

Up & Over door, power points & lighting, window & door to rear garden:

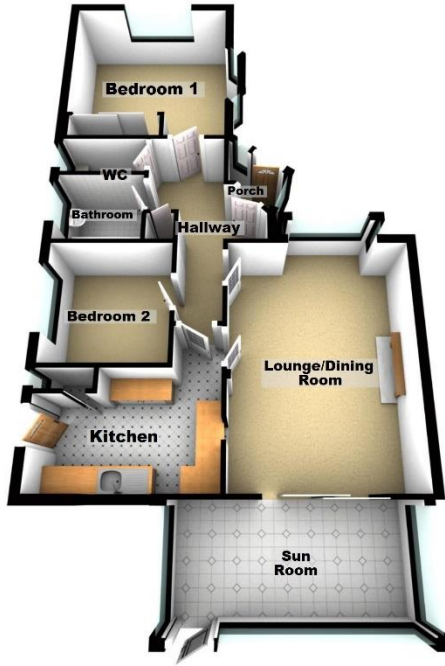
#### Rear Garden

17.12m (56'1") x 6.99m (22'11") plus side area.

Fences to sides, patio, lawn, gated side access, outside tap, lighting, mature trees and shrubs:



**Ground Floor**



**Ground Floor**



## Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

**IMPORTANT INFORMATION:** We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an Estate Agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be happy to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor or licensed conveyancer to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor or conveyancer will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale. If you do not have a solicitor or conveyance we would be happy to recommend one.

**ADDITIONAL SERVICES:** [\(VISIT OUR WEBSITE FOR MORE INFORMATION\)](#) :

**THE EXCHANGE PROPERTY SERVICES:**

Thinking of selling? The Exchange Property Services offers huge savings on traditional Estate Agency fees with our popular fixed fees from just £360 inclusive of VAT or a traditional commission option payable on completion based on just 0.6% inclusive of VAT with a no sale, no fee guarantee. Make your property stand out at no extra cost; we use virtual tours, detailed floor plans, eye catching for sale boards, video tours and social media to market your home. We don't believe in restrictive agency agreements so all of our agency agreements are on a multiple agency basis.

**THE EXCHANGE LETTING & MANAGEMENT:**

We offer a wide range of services for new or experienced landlords looking to let their property, including Let Only, Rent Collection or Full Management to suit your individual needs. Utilising our unrivalled marketing which includes virtual tours, detailed floor plans, eye catching for sale boards, video tours and social media to help let your property quickly combined with competitive fees & discounts available for portfolios.

**THE EXCHANGE MORTGAGE SERVICES:**

If you require a mortgage to purchase your new home, a buy to let investment, want more information on the government "Help to Buy Scheme" or if you decide not to move and are considering re-mortgaging, "The Exchange Mortgage Services" can assist you with professional mortgage advice offering advice and recommendation regarding a comprehensive range of mortgages from across the market.

*Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for this advice. The exact amount will depend on your circumstances but we estimate it will be £250 or 0.5% payable upon completion of your mortgage.*

**PERCY WYNDHAM COUNTRY & EXCLUSIVE HOMES:**

If you're looking to sell or let a Country or Exclusive Home, our "Percy Wyndham" brand specialises in selling or letting properties which require that extra attention to detail to present your property in the manner it deserves using virtual tours, detailed floor plans, eye catching for sale boards, video tours, social media to market your home combined with competitive agency fees and agreements.

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