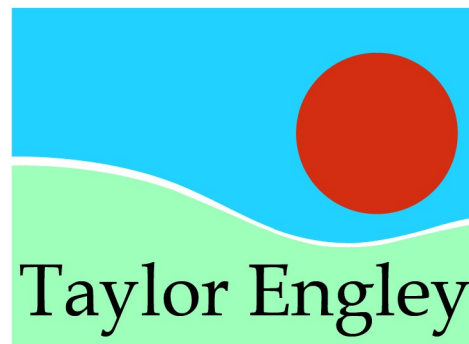


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24 Portsdown Way, Willingdon, Eastbourne, East Sussex, BN20 9LH
Asking Price £449,000 Freehold

Taylor Engley are pleased to bring to the market this CHAIN FREE well presented THREE BEDROOM detached bungalow that enjoys VIEWS OVER THE SOUTH DOWNS to front. The property benefits from a double glazed conservatory to rear, spacious driveway, bathroom plus additional WC and garage. The property is situated within close proximity to The South Downs and Willingdon Village. Gas Fired Central Heating/Sealed Unit Double Glazing/Mains Drainage. EPC = D



ENTRANCE HALL * LIVING ROOM * CONSERVATORY * KITCHEN * REAR PORCH * WC * THREE BEDROOMS * BATHROOM * COVERED WAY * GARAGE * GARDENS TO FRONT AND REAR

The property is conveniently located, being within close proximity to local shops and amenities at Freshwater Square, Wish Hill and The Triangle. Access to the South Downs is within walking distance, giving access to numerous scenic walks. Eastbourne's town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately three and a half miles distant. Mainline railway stations can also be found at Hampden Park and at Polegate.



Part glazed front door to:

ENTRANCE HALL

Wood laminate flooring, wall lights, hatch to loft space, airing cupboard housing boiler and hot water cylinder.

LIVING ROOM

14'01" x 12'10" (4.29m x 3.91m)

Radiator, feature fireplace, serving hatch to kitchen, double doors to:

CONSERVATORY

12'11" x 8'11" (3.94m x 2.72m)

UPVC double glazed construction, door to garden, wall lights.

KITCHEN

9' x 9'04" max (2.74m x 2.84m max)

Fitted with a range of cupboards and drawers, Zanussi oven, worksurfaces, window with outlook over rear garden, sink unit, space for dishwasher, larder cupboard with shelving, radiator.

REAR PORCH

Space and plumbing for washing machine, double doors to the covered way.

CLOAKROOM/WC

White suite comprising low level flush WC, washbasin, window to rear.

BEDROOM ONE

11'05" x 12'11" (3.48m x 3.94m)

Window to front enjoying Downland views, radiator.

BEDROOM TWO

11'04" x 9' (3.45m x 2.74m)

Radiator, window to side.

BEDROOM THREE

8'11" x 7'11" (2.72m x 2.41m)

Wood laminate flooring, radiator, window to front enjoying Downland views.

BATHROOM

White suite comprising low level flush WC, washbasin with cupboard below, bath with shower over, heated towel rail, window to side, tiled floor.

COVERED WAY

Door to front, door to garden, door to :

GARAGE

Electric door to front, power and light, window to rear, workbench.

REAR GARDEN

Patio areas, lawn, stocked flowerbeds, fenced surround, outside tap.

TO FRONT

Driveway, lawned area, stocked flower beds.

COUNCIL TAX BAND

This property is currently rated by Wealden District Council at Band D.

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.

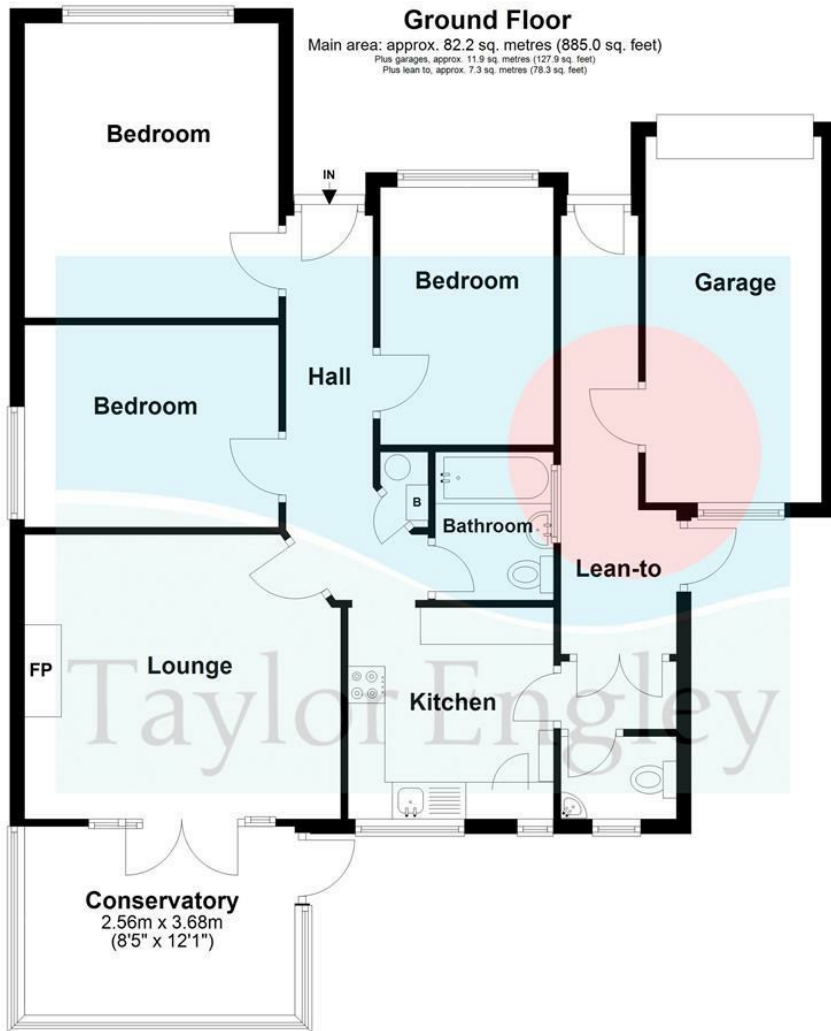
VIEWING INFORMATION

To view a property please contact TAYLOR ENGLELY for an appointment. Our opening hours are Monday to Friday 8:45am - 5:45pm and Saturday 9am - 5:30pm.









Main area: Approx. 82.2 sq. metres (885.0 sq. feet)

Plus garages, approx. 11.9 sq. metres (127.9 sq. feet)
 Plus lean to, approx. 7.3 sq. metres (78.3 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			77
(81-91) B			
(69-80) C			
(55-68) D	57		
(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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