



## Key Features

- ◆ Five bedroom, detached house
- ◆ Sought after Willingdon location
- ◆ Views across Eastbourne to the sea
- ◆ Large, mature rear garden
- ◆ Freehold
- ◆ EPC rating TBC

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Wealden Park, Willingdon, Eastbourne

GUIDE PRICE: £750,000



Northwood are delighted to welcome to market this fantastic five bedroom, three bathroom, detached house in the much sought after Willingdon area of Eastbourne.

Accommodation comprises: spacious lounge, L-shaped kitchen/diner, five bedrooms, three bathrooms, utility room, downstairs cloakroom and large conservatory.

Further benefits include: large mature garden, off-road parking for two cars, double-glazing throughout and amazing views over Eastbourne towards the sea.

Located in a quiet cul-de-sac, close to local schools, shops and amenities, this beautiful house has been decorated to a high standard and with one of the double bedrooms downstairs with its own en suite is perfectly suited to a large, multi-generational family.

Please view our immersive virtual tour to fully appreciate this fantastic property: <https://tour.giraffe360.com/c168d65491eb4f4a8a0d907173166ec1/>

Mobile Phone Coverage and Broadband speeds can be checked on the Ofcom website: <https://checker.ofcom.org.uk/>





Council Tax Band F: £3413

#### Driveway and front garden

Front lawn and block-paved drive with space for two cars leading to front door

#### Porch

2.14m x 1.10m (7'0" x 3'7")

Enclosed brick porch with uPVC double-glazed windows and door and modern, grey uPVC front door

#### Entrance Hall

2.84m x 1.43m (9'4" x 4'8")

Centrally positioned, L-shaped entrance hall with radiator, hardwood flooring, large under stairs cupboard and access to kitchen, cloakroom and lounge

#### Downstairs Cloakroom

1.95m x 0.85m (6'5" x 2'10")

White, marble-effect tiles, uPVC double-glazed window to front aspect and white suite comprising basin and WC

#### Lounge

6.21m x 3.23m (20'5" x 10'7")

Spacious, dual-aspect lounge with hardwood flooring, uPVC double-glazed window to front aspect, radiator, feature fireplace and uPVC double-glazed French doors to conservatory

#### Conservatory

6.46m x 3.76m (21'2" x 12'4")

Expansive, uPVC double-glazed conservatory with tiled floor, electric heating, sun-blinds and access/views of to rear garden

#### Kitchen/diner

5.66m x 5.50m (18'7" x 18'0")

Dual-aspect, L-shaped kitchen/diner with hardwood flooring, uPVC double-glazed windows to front and rear aspects, cream units with black granite worksurface, built-in, eye-level double oven and microwave, five-ring gas hob with stainless steel cooker-hood over, integrated dishwasher and space for dining table and large, American style fridge-freezer







#### Utility Room

2.75m x 1.53m (9'0" x 5'0")

Separate, dual-aspect utility room with uPVC double-glazed windows to side and rear aspect as well as access to rear garden, tiled with sink and space/plumbing for washing machine and tumble dryer

#### Bedroom One

4.94m x 2.63m (16'2" x 8'7")

Large, ground-floor double bedroom, carpeted with two radiators, built-in wardrobes and uPVC double-glazed windows to front aspect. L-shaped in design, this room provides more than enough living space to accommodate an elderly parent or an older teenager

#### En suite

2.05m x 1.11m (6'8" x 3'7")

En suite and dressing/make-up room with uPVC double-glazing to side and rear aspects, tiled with radiator, heated towel rail, extractor fan and white suite comprising basin, WC and shower cubicle with electric shower



#### Landing

2.95m x 0.77m (9'8" x 2'6")

Centrally positioned, L-shaped landing, carpeted with large uPVC double-glazed picture window to front aspect, airing cupboard, loft access and doors to upstairs rooms

#### Bedroom Two

3.87m x 3.69m (12'8" x 12'1")

Large double bedroom, carpeted with radiator, built-in wardrobes and drawers, en suite and uPVC double-glazed window to rear aspect affording spectacular views over Eastbourne towards the sea

#### En Suite

2.18m x 1.91m (7'2" x 6'4")

Good-sized en suite, tiled with uPVC double-glazed window to front aspect, heated towel rail and white suite comprising basin, WC and walk in shower



### Bedroom Three

3.70m x 3.24m (12'1" x 10'7")

Large double bedroom, carpeted with radiator and uPVC double-glazed window to rear aspect affording spectacular views over Eastbourne towards the sea

### Bedroom Four

3.23m x 2.44m (10'7" x 8'0")

Double bedroom, carpeted with radiator, built-in wardrobe and uPVC double-glazed window to front aspect

### Bedroom Five

2.81m x 2.28m (9'2" x 7'6")

Single bedroom, currently configured as an office, carpeted with radiator and uPVC double-glazed window to rear aspect

### Bathroom

2.11m x 1.93m (6'11" x 6'4")

Family bathroom, tiled with uPVC double-glazed window to front aspect, radiator and cream suite comprising basin, WC and jacuzzi bath with Aqualisa shower over

### Rear Garden

Large, mature rear garden, split into several zones including multiple paved patios, lawn and flowerbeds, plenty of space for sheds and side access to front of house









**Northwood**

81-83 South Street  
 Eastbourne  
 BN21 4LR  
 01323 744544  
 eastbourne@northwooduk.com

