

207 Willingdon Road,
Eastbourne, BN20 9JP

Freehold
Guide Price
£565,000 - £575,000



4 Bedroom 2 Reception 1 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

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 pleased 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 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 will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



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A truly individual three/four bedroom Sussex style detached house enviably situated in Willingdon with glorious views towards the South Downs from the rear. Accessed via a private slip road to the front, the house offers well proportioned accommodation that could be used in a number of ways with a useful ground floor office/bedroom four. The house comprises of a double aspect lounge, separate dining room, refitted kitchen with two utility rooms and a ground floor cloakroom. The first floor has three bedrooms and a family bathroom. Set in wonderful lawned rear gardens that offer a high level of seclusion, the rear garden is divided into two with a well establish hedgerow and to the front there is off road parking for three vehicles and a garage. An internal inspection comes very highly recommended.

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Main Features

<ul style="list-style-type: none"> • Detached House • 3/4 Bedrooms • Cloakroom • Double Aspect Lounge • Dining Room • Kitchen & 2 Utility Rooms • Ground Floor Office/Bedroom 4 • Bathroom/WC • Wonderful Gardens • Off Road Parking for 3 Vehicles & Garage 	<p>Entrance Solid oak entrance door.</p> <p>Entrance Hallway Tiled flooring. Radiator. Stairs to first floor. Understairs cupboard.</p> <p>Cloakroom Low level WC. Pedestal wash hand basin. Radiator. Part tiled walls. Wall mounted gas boiler.</p> <p>Double Aspect Lounge 16'6 x 11'10 (5.03m x 3.61m) Coved ceiling. Feature fireplace. Double glazed window to front aspect. Double glazed French doors to garden.</p> <p>Dining Room 9'7 x 8'11 (2.92m x 2.72m) Tiled flooring. Coved ceiling. Radiator. Serving hatch. Double glazed window to rear.</p> <p>Kitchen 9'11 x 8'11 (3.02m x 2.72m) Fitted range of wall and base units. Worktop with inset single drainer sink unit with mixer tap. Built in electric oven and hob with extractor cooker hood. Built in dishwasher. Radiator. Part tiled walls. Tiled flooring. Coved ceiling. Double glazed window. Door to-</p> <p>Utility Room 6'9 x 5'10 (2.06m x 1.78m) Tiled flooring. Space for upright fridge freezer. Double glazed door to rear garden. Door to-</p> <p>Further Utility Room Space and plumbing for wash machine and dishwasher. Space for upright fridge freezer.</p> <p>Office/Bedroom 4 10'7 x 8'11 (3.23m x 2.72m) Double glazed French door to rear garden.</p> <p>Stairs from Ground to First Floor Landing: Built in cupboard. Double glazed window.</p>	<p>Double Aspect Bedroom 1 16'8 x 11'9 (5.08m x 3.58m) Coved ceiling. Double glazed windows to side and rear aspects with glorious views towards the South Downs.</p> <p>Bedroom 2 9'8 x 7'0 (2.95m x 2.13m) Radiator. Double glazed window to rear aspect with glorious views towards the South Downs.</p> <p>Bedroom 3 10'0 x 9'2 (3.05m x 2.79m) Radiator. Double glazed window to rear aspect with glorious views towards the South Downs.</p> <p>Bathroom/WC White suite comprising of panelled bath with mixer tap and power shower attachment. Low level WC. Pedestal wash hand basin with chrome mixer tap. Tiled walls. Chrome heated towel rail. Airing cupboard housing hot water cylinder.</p> <p>Outside The wonderful rear gardens offer a high level of seclusion and are mainly laid to lawn with hedgerow dividing the gardens into two sections. The top section is laid to lawn with an area of patio and mature trees and shrubs. The bottom section is again laid to lawn with vegetable plots and a shed that has power.</p> <p>To the front there is off road parking for three vehicles and access to the garage.</p> <p>Council Tax Band = E</p> <p>EPC = E</p>
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