

84 Willingdon Road,
Eastbourne, BN21 1TW

Freehold

£450,000



4/5 Bedroom 2/3 Reception 2 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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This elegant period townhouse located on the borders of Upperton and Old Town is bay fronted and arranged with four/five bedrooms and two/three receptions with stylish shutters fitted to some rooms. The property is notable for a well appointed kitchen/breakfast room and fully tiled bath and shower room/wc with a further shower room/wc and a utility/cloakroom included. The property is decorated to high standard and far reaching views from the upper floors can be enjoyed towards the Sea from the rear and downland from the front. There is a well maintained lawned front garden, secluded rear patio garden from which access is gained to a private driveway providing invaluable off street parking and a double glazed lean to provides additional storage. Excellent local schools and local shops can be found within close walking distance whilst Motcombe Village shops including Waitrose supermarket and Gildredge Park are also nearby. Bus services also run into town, approximately one mile distant, where the mainline railway and Beacon shopping centre can be found.

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£450,000**Main Features**

• Elegant Townhouse	Entrance Porch Double glazed door to front aspect leading to-
• 4/5 Bedrooms	Entrance Hallway Double glazed window to front aspect.
• Utility/Cloakroom	Utility/Cloakroom Low level WC. Wash hand basin. Radiator. Extractor fan. Plumbing for washing machine.
• Family Room/Bedroom 5	Family Room/Bedroom 5 Radiator. Double glazed window to side aspect. French doors to garden.
• Sitting Room	
• Dining Room	
• Kitchen/Breakfast Room	New Double Glazed Lean To 13'8 x 9'3 (4.17m x 2.82m)
• Bath & Shower Room/WC & Shower Room/WC	Sitting Room 15'9 x 12'4 (4.80m x 3.76m) Radiator. Gas fireplace. Fitted shutters. Double glazed bay window to front aspect.
• Rear Patio Garden & Lean To	
• Driveway	Dining Room 12'2 x 10'0 (3.71m x 3.05m) Radiator. Fitted shutters. Double glazed window to rear aspect.
	Kitchen/Breakfast Room 14'5 x 9'5 (4.39m x 2.87m) Fitted kitchen comprising wall and base units with solid wood work surface over. Sink and drainer. Electric oven. Gas hob with cooker hood over. Cupboard housing central heating boiler. Integral dishwasher. Double glazed windows to rear and side aspects.
	Stairs from Ground to First Floor Landing:
	Bedroom 1 15'11 x 15'8 (4.85m x 4.78m) Radiator. Fitted shutters. Double glazed bay window to front aspect.
	Bedroom 3 15'11 x 13'0 (4.85m x 3.96m) Radiator. Fitted shutters. Built in wardrobes. Double glazed window to rear aspect.

Bath & Shower Room/WC

Bath with mixer tap. Shower cubicle with rainfall shower. Vanity style wash hand basin. Extractor fan. Heated towel rail. Fitted shutters. Double glazed window.

Shower Room/WC

Shower cubicle with rainfall shower. Wash hand basin. Low level WC. Heated towel rail. Extractor fan. Double glazed window to side aspect.

Stairs from First to Second Floor Landing:

Double glazed window to rear aspect.

Bedroom 2

12'1 x 9'3 (3.68m x 2.82m)

Radiator. Fitted shutters. Double glazed window to front aspect.

Bedroom 4

11'3 x 9'11 (3.43m x 3.02m)

Radiator. Double glazed window to rear aspect. Fitted shutters. Stunning panoramic views across Eastbourne.

Outside

There are attractive lawned gardens and a secluded patio garden at the rear where a gate leads to parking.

Parking

There is a private driveway to the rear providing invaluable off street parking.

Council Tax Band = D

EPC = E