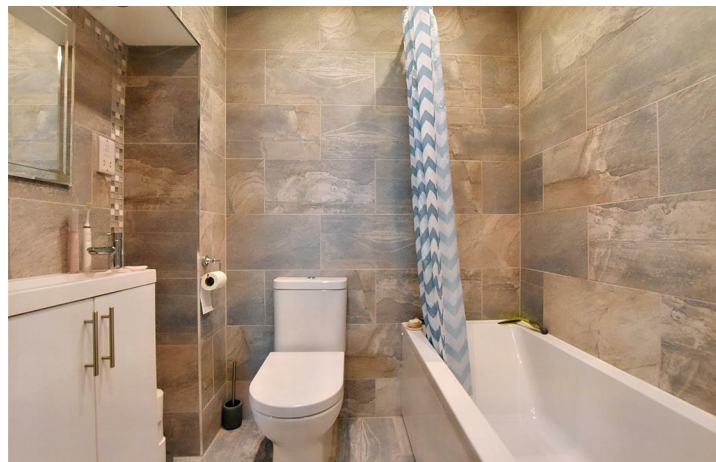


90 Eastbourne Road, Willingdon,  
Eastbourne, BN20 9NT

Freehold

Guide Price  
£500,000 - £550,000



3/4 Bedrooms 2/3 Reception 3 Bathroom



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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.



TOWN PROPERTY



01323 412200

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\*\*\* GUIDE PRICE £500,000 - £550,000 \*\*\*

Enviably located in Willingdon within walking distance of local shops and Willingdon school, this skilfully extended detached bungalow has three/four double bedrooms and one/two receptions with three bathrooms (one en suite) incorporating an annexe area. Scope also exists for home and income/air bnb use. Presented to a high standard throughout, the property is notable for the impressive kitchen/dining room area with vaulted ceiling, remote controlled Velux windows and bi folds that open onto level and lawned rear gardens. Further benefits include a useful utility room and a driveway to the side where ample off street parking is included. Double glazing and gas fired central heating extends throughout and this versatile property is considered ideally suited for family and extended family usage. Polegate High street with its shops and mainline railway station with trains to London can be found within one mile distant.

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**Guide Price**  
**£500,000 - £550,000**

### Main Features

- Detached Bungalow Including Annexe
- 3/4 Bedrooms
- Family Room
- Sitting Room/Bedroom 4
- Kitchen/Dining Room
- Utility Room
- Bathroom/WC
- 2 x En-Suite Shower Room/WC's
- Lawned Gardens
- Driveway for 2/3 Vehicles

### Entrance

Covered entrance with frosted double glazed composite door to-

### Entrance Hallway

Radiator. Carpet. Access to loft (not inspected). Double glazed sky light.

### Bathroom/WC

Panelled bath with mixer tap and wall mounted shower. Low level WC. Pedestal wash hand basin set in vanity unit. Radiator. Tiled walls. Tiled flooring.

### Family Room

11'2 x 10'11 (3.40m x 3.33m)  
Radiator. Exposed wooden flooring.

### Kitchen/Dining Room

kitchen area - 14'9 x 8'2 / dining area - 14'2 x 1 (kitchen area - 4.50m x 2.49m / dining area - 4.32m)  
Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding wooden work surfaces with cupboards and drawers under. Space for and including range cooker, integral refrigerator and drinks chiller. Range of wall mounted units. Extractor. Central peninsular with cupboards under. Breakfast bar. Tiled flooring with underfloor heating. Double glazed window to rear aspect. Vaulted ceiling with electric Velux windows. Bi-fold doors to rear.

### Utility Room

8'0 x 7'4 (2.44m x 2.24m)  
Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers. Space for fridge freezer. Space and plumbing for dishwasher and washing machine. Tiled flooring. Double glazed window to rear aspect. Double glazed door to side.

### Master Bedroom

12'10 x 10'8 (3.91m x 3.25m)  
Radiator. Carpet. Double glazed window to side aspect.

### En-Suite Shower Room/WC

Shower cubicle with wall mounted shower and shower screen. Wall mounted wash hand basin with mixer tap set in vanity unit. Low level WC set in vanity unit. Radiator. Tiled flooring. Tiled walls. Frosted double glazed window.

### Bedroom 2

12'10 x 12'7 (3.91m x 3.84m)  
Radiator. Double glazed window to side aspect. Double glazed double doors to rear. Access via private entrance and lobby.

### En-Suite Shower Room/WC

Walk in shower with wall mounted shower. Pedestal wash hand basin. Low level WC. Radiator. Tiled flooring. Tiled walls. Double glazed window.

### Bedroom 3

12'10 x 8'11 (3.91m x 2.72m)  
Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect.

### Sitting Room/Bedroom 4

12'7 x 12'6 (3.84m x 3.81m)  
Radiator. Carpet. Feature fireplace with open fire and mantel above. Double glazed windows to front and side aspects.

### Outside

There are lawned front and rear gardens, the rear which include lockable sheds, occasional plants and trees and a substantial Indian sandstone patio.

### Parking

A long driveway to the side provides ample off street parking.

**Council Tax Band = D**

**EPC = C**