

24 Willingdon Park Drive,  
Eastbourne, BN22 0BS

Freehold

£485,000



3 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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Enviably located on this lovely tree lined road in West Hampden Park, this character 'Sussex style' detached house is arranged with three bedrooms and is set amongst mature and landscaped gardens. The property is notable for its generous sitting/dining room and adjoining garden room/conservatory and benefits include a cloakroom, fitted kitchen with granite worktops and a stylish modern bath and shower room/wc. Ample off street parking is included with a sizeable area of block paving to the front that extends along the side towards the garage. Considered to be well presented throughout, the nearby Park, local shops and schools and the wider Village amenities including the mainline railway station are all within close walking distance. Willingdon Village is also approximately one mile distant.

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**Main Features**

- Detached 'Sussex Style' House

- 3 Bedrooms

- Entrance Porch

- Cloakroom

- Kitchen

- Sitting Room Area

- Dining Room Area

- Garden Room/Conservatory

- Modern Bath & Shower Room/WC

- Landscaped Gardens, Block Paved Driveway & Garage

Entrance  
Door to-

Entrance Porch  
Ceramic tiled flooring. Surrounding windows. Oak inner door to-

Entrance Hallway  
Radiator. Understairs cupboard. Carpet. Window to front aspect.

Cloakroom  
Low level WC. Wall mounted wash hand basin with mixer tap set in vanity unit. Tiled flooring. Part tiled walls. Frosted double glazed window.

Kitchen  
10'3 x 8'2 (3.12m x 2.49m)  
Range of units comprising of bowl and a half single drainer sink unit with mixer tap and surrounding granite work surfaces with cupboards and drawers under. Inset five ring gas hob and electric double oven under. Space for fridge freezer. Space and plumbing for washing machine and dishwasher. Range of wall mounted units. Extractor. Tiled flooring. Double glazed window to side aspect. Double glazed door to rear.

Sitting Room Area  
13'10 x 12'0 (4.22m x 3.66m)  
Radiator. Fireplace with ornate surround, mantel above and inset gas fire. Carpet. Double glazed bow window to front aspect.

Dining Room Area  
11'7 x 10'9 (3.53m x 3.28m)  
Radiator. Carpet. Double glazed double doors to rear aspect.

Garden Room/Conservatory  
12'0 x 11'1 (3.66m x 3.38m)  
Radiator. Carpet. Double glazed window to rear aspect. Double glazed double doors to rear.

Stairs from Ground to First Floor Landing:  
Access to loft with ladder (not inspected). Double glazed window to side aspect.

Bedroom 1  
12'1 x 10'4 (3.68m x 3.15m)  
Radiator. Built in wardrobe. Carpet. Double glazed windows to front and side aspects.

Bedroom 2  
12'8 x 10'7 (3.86m x 3.23m)  
Radiator. Carpet. Freestanding mirror fronted wardrobes (included). Double glazed window to rear aspect.

Bedroom 3  
9'3 x 9'3 (2.82m x 2.82m)  
Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect.

Modern Bath & Shower Room/WC  
Panelled bath with mixer tap and shower attachment. Walk in open shower cubicle with wall mounted shower and attachment. Pedestal 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.

Outside  
Lovely rear gardens extend to approximately 100' in length and are essentially laid to lawn and patio. There are well planted borders of flowers, trees and shrubs, and a summerhouse is another recent addition.

Parking  
A generous amount of block paved off street parking at the front provides space for multiple vehicles and extends to the side towards the garage.

Garage  
18'88 x 9'24 (5.49m x 2.74m)  
Up and over door (not working). Side door for access. Electric power. Storage. Cupboards. Space for further appliances. This is currently used for storage only as the door is sealed shut.

Council Tax Band = E

EPC = D