

157 Eastbourne Road,  
Eastbourne, BN20 9NB

Freehold

£475,000



4 Bedroom 2 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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Freehold

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Extended and much improved family home situated in Willingdon, primed for a family to simply move straight in and enjoy the extensive space, rear garden circa 200ft, superb views towards the downs and versatile living accommodation. Further benefits include a driveway for multiple vehicles, attached garage, gas central heating, double glazing and low EPC rating. Comprising; entrance hall with double doors and understairs storage, bay fronted lounge, extended dining room with bi-folds onto the 200ft matured garden, modern fitted kitchen, stairs and first floor landing large enough to offer space for a home office, contemporary family bathroom, two double bedrooms, stairs and second floor landing with under eaves storage, further two double bedrooms and a shower room.

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**£475,000****Main Features**

- Extended Semi Detached House

- 4 Bedrooms

- Lounge

- Dining Room

- Kitchen

- Study Area/Home Office

- Bathroom/WC

- Shower Room/WC

- Rear Garden Approximately 200ft

- Garage & Driveway

**Entrance Hallway**

Radiator. Understairs cupboard. Double glazed front door.

**Lounge**

11'7 x 11'1 (3.53m x 3.38m)

Radiator. Double glazed bay window to front aspect.

**Dining Room**

16'9 x 10'0 (5.11m x 3.05m)

Radiator. Extended room with bi-fold doors to garden.

**Kitchen**

13'8 x 6'9 (4.17m x 2.06m)

Wall and base units. Block wood worktops. One and a half bowl sink unit. Gas hob. Extractor fan. Electric oven. Plumbing and space for washing machine. Integral dishwasher. Double glazed windows to rear and side aspects.

**Stairs from Ground to First Floor Landing:**

Radiator. Large space suitable for home office. Double glazed windows to front and side aspects.

**Bedroom 1**

12'0 x 11'1 (3.66m x 3.38m)

Radiator. Double glazed bay window to front aspect.

**Bedroom 2**

11'2 x 9'10 (3.40m x 3.00m)

Radiator. Double glazed window to rear aspect.

**Bathroom/WC**

Bath. Wash hand basin. Low level WC with concealed cistern. Heated towel rail. Double glazed window to rear aspect.

**Stairs from First to Second Floor Landing:**

Eaves storage cupboard. Double glazed window to side aspect.

**Bedroom 3**

13'9 x 10'7 (4.19m x 3.23m)

Radiator. Velux windows to front aspect.

**Bedroom 4**

10'10 x 9'4 (3.30m x 2.84m)

Radiator. Double glazed window to rear aspect.

**Shower Room/WC**

Shower cubicle. Low level WC. Wash hand basin. Double glazed window to rear aspect.

**Outside**

Approximately 200ft in length with a patio area adjoining the house. Mainly laid to lawn. Wildlife pond. Many matured shrubs, trees and fruit trees.

**Parking**

There is a driveway to the front of the property that is mainly laid to stones with hedged boundaries.

Council Tax Band = D

EPC = C