



# TOWN PROPERTY



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Freehold



2 Bedroom



1 Reception



1 Bathroom

## £280,000



## 54 Went Hill Gardens, Eastbourne, BN22 0QP

\*\*\*GUIDE PRICE £280,000 - £290,000\*\*\*

Stunning views towards the South Downs can be enjoyed from the front of this semi detached chalet style house in Lower Willingdon that has two bedrooms. Set amongst delightful secluded gardens, there is a sitting/dining room and adjoining kitchen with a rear arbour giving patio coverage across some of the rear patio. There is also a first floor shower room/wc whilst double glazing and gas fired central heating and radiators extend throughout. Accessed via the rear is a double width area of hardstanding upon which scope exists for a garage to be built, subject to consents. Willingdon triangle and Freshwater Square shops are close by and Polegate High street shops and the mainline railway station are approximately half a mile distant.

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## Main Features

- Semi Detached House
- 2 Double Bedrooms
- Entrance Porch
- Sitting Room Area
- Dining Room Area
- Kitchen
- Shower Room/WC
- Lovely Gardens
- Views towards the South Downs
- Double Width Driveway for 2 Cars (Scope for garage with consents)

### Entrance

Double glazed door to-

### Entrance Porch

Double glazed window. Frosted inner door to-

### Entrance Hallway

Radiator. Carpet. Frosted double glazed window.

### Sitting Room Area

21'10 x 14'8 (6.65m x 4.47m)

Radiator. Fireplace with inset gas fire. Carpet. Understairs cupboard. Double glazed window to front aspect with views towards the South Downs.

### Dining Room Area

Radiator. Carpet. Sliding double glazed patio doors to rear.

### Kitchen

8'4 x 6'11 (2.54m x 2.11m)

Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Inset four ring gas hob. Space for fridge freezer. Range of wall mounted units. Space and plumbing for washing machine. Double glazed window to rear aspect. Double glazed door to rear.

### Stairs from Ground to First Floor Landing:

Access to loft (not inspected).

### Bedroom 1

11'4 x 8'8 (3.45m x 2.64m)

Radiator. Built in wardrobe. Carpet. Double glazed window to rear aspect.

### Bedroom 2

11'11 x 8'0 (3.63m x 2.44m)

Radiator. Built in wardrobe. Cupboard housing gas boiler. Carpet. Double glazed window to front aspect with views to the South Downs.

### Shower Room/WC

Large walk in shower with wall mounted shower. Wall mounted wash hand basin. Low level WC. Radiator. Fully tiled walls. Frosted double glazed window.

### Outside

Lovely mature and secluded gardens are laid to lawn and patio and are well planted with many shrubs and trees. There is gated access to side and rear and a lockable store shed.

### Parking

There is a double width driveway with parking for two cars. Scope exists to build a garage, subject to consents.

Council Tax Band = B

EPC = D