

2 Bedroom

1 Reception



Freehold

£280,000



1 Bathroom

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	Entrance Double glazed door to-
 Semi Detached House 	Entrance Porch Double glazed window. Frosted inner door to-
• 2 Double Bedrooms	
Entrance Porch	Entrance Hallway Radiator. Carpet. Frosted double glazed window.
 Sitting Room Area 	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
Dining Room Area	
Kitchen	
Shower Room/WC	Radiator. Carpet. Sliding double glazed patio doors to rear.
Lovely Gardens	Kitchen
 Views towards the South Downs 	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.
• Double Width Driveway for 2	
Cars (Scope for garage with consents)	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

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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 (sec) 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.