



01323 412200

TOWN PROPERTY

Freehold

2 Bedroom 1 Reception 1 Bathroom

£370,000



## 73 Gorringe Valley Road, Willingdon, Eastbourne, BN20 9SS

Being sold CHAIN FREE, this detached character bungalow in Willingdon has two bedrooms, and level rear gardens enjoy stunning downland views. Ample parking is provided with a driveway to the side that leads to the single garage. Modernisation and redecoration is required throughout with further accommodation including a sitting room, kitchen/breakfast room, a double glazed conservatory and a bathroom/wc. Nearby Willingdon Triangle provides local shopping and other amenities whilst Polegate High street with its shops and mainline railway station is approximately one mile distant.

73 Gorrington Valley Road,  
Willingdon, Eastbourne, BN20  
9SS

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## Main Features

- Detached Bungalow
- 2 Bedrooms
- Entrance Vestibule
- Sitting Room
- Kitchen/Breakfast Room
- Double Glazed Conservatory
- Bathroom/WC
- Garden with Views towards the South Downs
- Garage & Driveway
- CHAIN FREE

### Entrance

Frosted door to-

### Entrance Vestibule

Frosted inner door to-

### Sitting Room

15'8 x 11'5 (4.78m x 3.48m)

Radiator. Carpet. Fireplace with surround, mantel above and inset woodburner. Double glazed windows to front and side aspects.

### Kitchen/Breakfast Room

11'11 x 8'9 (3.63m x 2.67m)

Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Space for gas cooker, fridge and freezer. Space and plumbing for washing machine Breakfast bar. Range of wall mounted units. Extractor. Wall mounted gas boiler. Radiator. Double glazed windows to rear and side aspects. Door to-

### Double Glazed Conservatory

14'4 x 6'4 (4.37m x 1.93m)

Radiator. Double glazed windows to rear and side aspects. Door to garden.

### Bedroom 1

11'9 x 10'8 (3.58m x 3.25m)

Radiator. Carpet. Double glazed window to rear aspect with views towards the South Downs.

### Bedroom 2

10'4 x 7'11 (3.15m x 2.41m)

Radiator. Carpet. Double glazed windows to front and side aspects.

### Bathroom/WC

Panelled bath with mixer tap and wall mounted shower. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls. Frosted double glazed window.

### Outside

The delightful rear garden extends to approximately 90' in length being mostly laid to lawn.

### Parking

A driveway to the side provides off street parking and leads to a single garage.

### Garage

Up and over door.

Council Tax Band = D

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 (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.