

3 The Orchard Church Street,
Eastbourne, BN20 9HS

Freehold

£495,000



2/3 Bedrooms 2 Reception 2 Bathroom



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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.



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This hidden gem, in the heart of Willingdon Village, was built in the 1950s within the old orchard of the historic listed Hoo which was designed by Edward Lutyens and the gardens by Gertrude Jekyll. One of three delightful houses, this rarely available end-terraced property has two/three bedrooms and two/three reception rooms and is being sold CHAIN FREE. The sitting/dining area includes an open fire with French Windows leading to a covered patio. The planted walled garden has stunning uninterrupted Westerly views towards the South Downs. Benefits include a cloakroom, fitted kitchen with integrated appliances including a range cooker and slate tiled floor. To further enhance this property there is an en-suite shower/wc room with engineered oak flooring and a further bathroom/wc. Just yards away are two traditional pubs, a restaurant, village shop with Post Office, St Mary the Virgin Church and Village Hall. There is easy access to Schools, shops in Freshwater Square and mainline railway stations at Hampden Park and Polegate which offer direct trains to London Victoria. This gorgeous Village setting offers exceptional scope for home or holiday use.

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Main Features

- Charming End Terraced House
- 2/3 Bedrooms
- Cloakroom
- Study/Bedroom 3
- Sitting Room Area
- Dining Room Area
- Fully Integrated Kitchen
- En-Suite Shower Room/WC & Bathroom/WC
- Delightful Walled 'Cottage Style' Garden
- Spectacular Views towards the South Downs

Entrance

Frosted double glazed door to-

Entrance Hallway

Radiator. Understairs cupboard. Engineered oak flooring.

Cloakroom

Low level WC. Wall mounted wash hand basin. Radiator. Tiled flooring. Frosted double glazed window.

Study/Bedroom 3

10'45 x 6'0 (3.05m x 1.83m)

Radiator. Double glazed window to front aspect.

Sitting Room Area

14'32 x 10'37 (4.27m x 3.05m)

Radiator. Ornate fireplace with Bath Stone surround, open fire and mantel above. Double glazed window to rear aspect.

Dining Room Area

12'57 x 10'06 (3.66m x 3.20m)

Radiator. Window to rear aspect and double glazed door to rear.

Kitchen

14'09 x 8'80 (4.50m x 2.44m)

Range of units comprising of bowl and a half single drainer sink unit and part tiled walls with surrounding work surfaces with cupboards and drawers under. Space for and including range cooker. Integrated fridge freezer, dishwasher and washing machine. Range of wall mounted units. Extractor. Radiator. Tiled flooring. Double glazed window to front aspect.

Stairs from Ground to First Floor Landing:

Airing cupboard. Access to loft with ladder.

Bedroom 1

15'15 x 12'13 (4.57m x 3.66m)

Radiator. Double glazed window to rear aspect with spectacular views across The Hoo towards the South Downs.

En-Suite Shower Room/WC

Oversized shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Part tiled walls. Double glazed window to front aspect.

Bedroom 2

12'0 x 9'73 (3.66m x 2.74m)

Radiator. Built in wardrobe. Double glazed window to rear aspect with Downland views.

Bathroom/WC

Panelled bath with mixer tap, shower screen and wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC. Shaver point. Radiator. Frosted double glazed window.

Outside

The walled lawned gardens are planted with an array of shrubs and flowers with stunning views to the grounds beyond through flint arches. Outside garden tap at the side of the property and a garden storage cupboard within the covered patio area. The Orchard also have a shared brick built shed at the side of the front garden.

Council Tax Band = D

EPC = E