



# TOWN PROPERTY



01323 412200

Freehold



4 Bedroom



1 Reception



2 Bathroom

**Guide Price**  
**£500,000 - £545,000**



## 90 Willingdon Park Drive, Eastbourne, BN22 0DB

\*\*\*GUIDE PRICE £500,000 - £525,000 \*\*\*

An incredibly spacious four bedroom detached chalet that provides well proportioned and versatile accommodation. Enviably situated on this popular road in the sought after West Hampden Park the chalet is set in pleasant lawned front and rear gardens, has off road parking for several vehicles and provides access to the garage. The ground floor comprises of an entrance hall, double aspect lounge to the front that opens onto a dining area and fitted kitchen. There are two ground floor double bedrooms and a refitted shower room. The first floor has two further double bedrooms, the master bedroom being a wonderful size with En-Suite bathroom. Further benefits include gas central heating and being located next to the popular Hampden Park with Lake. Local shops can be found at Freshwater Square and the area is served by schools, catering for all ages. The property is within walking distance to mainline railway station connecting with London. An internal inspection comes highly recommended.



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## Main Features

- Detached Chalet
- Four Bedrooms
- Double Aspect Lounge
- Dining Area
- Fitted Kitchen
- Ground Floor Modern Shower Room
- En-Suite to Master Bedroom
- Driveway Providing Off Road Parking
- Garage

### Entrance

Entrance door to-

### Hallway

Inset spotlights. Radiator. Stairs to first floor. Understairs cupboard and two further built in cupboards. Double glazed window.

### Double Aspect Lounge

19'1 x 10'9 (5.82m x 3.28m)  
Coved ceiling. TV point. Feature fireplace with marble effect surround. Double glazed windows to front and side aspects. Archway to-

### Dining Area

10'5 x 7'10 (3.18m x 2.39m)  
Wood effect flooring. Coved ceiling. Inset spotlights. Built in cupboard. Archway to-

### Fitted Kitchen

11'0 x 7'8 (3.35m x 2.34m)  
Fitted range of wall and base units, worktop with inset single drainer sink unit with mixer tap. Built in electric oven and hob. Stainless steel extractor cooker hood. Plumbing and space for washing machine. Space for upright fridge freezer. Part tiled walls. Radiator. Inset spotlights. Double glazed window to side aspect.

### Bedroom 3 (Ground Floor)

13'9 x 10'6 (4.19m x 3.20m)  
Radiator. Double glazed window overlooking the rear garden.

### Bedroom 4 (Ground Floor)

11'2 x 8'6 (3.40m x 2.59m)  
Radiator. Double glazed door to rear garden.

### Ground Floor Modern Shower Room

White suite comprising of corner shower cubicle with rain water shower head. Low level WC. Wash hand basin with chrome mixer tap. Heated towel rail. Tiled floor. Inset spotlights. Extractor fan. Tiled walls. Frosted double glazed window.

### Stairs from Ground to First Floor Landing

### Triple Aspect Bedroom 1

24'11 x 17'7 (7.59m x 5.36m)  
Wonderful room with built in eaves cupboards. Double glazed window and skylights to side and rear aspect. Door to-

### En-Suite Bathroom

White suite comprising of jacuzzi bath with mixer tap and handheld shower attachment. Low level WC. Pedestal wash hand basin. Tiled floor. Part tiled walls. Radiator. Extractor fan. Inset spotlight. Skylight.

### Double Aspect Bedroom 2

15'8 x 9'9 (4.78m x 2.97m)  
Radiator. Built in Wardrobe. Double glazed windows to front and side aspects.

### Outside

To the front of the property there is an area of mature shrubs and a driveway providing off road parking and access to the garage.  
The pleasant rear garden is mainly laid to with mature trees and shrub providing seclusion. There is an area of patio and wooden shed.

### Garage

Up and over door. Power. Worcester gas boiler. Door to garden.

EPC = D

COUNCIL TAX BAND = E

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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.