Freehold





1 Reception



👆 1 Bathroom

£310,000



## 20 Willowfield Square, Eastbourne, BN22 8AN

Located on the borders of Seaside and the town centre, this extended Period townhouse is terraced and arranged as a five bedroomed HMO. The property features a sitting room, kitchen and a garden/utility room. Further benefits include a modern shower room/wc and a further separate WC whilst double glazing and gas fired central heating, and a new boiler are also included. To the rear is a courtyard garden. The picturesque seafront, an array of shops and the mainline railway station are also within walking distance.

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Main Features

Entrance

Double glazed door to-

• Period Terraced Townhouse

Hallway

Radiator. Wood laminate flooring.

· Five Bedrooms

· Sitting Room

Sitting Room

12'6 x 11'5 (3.81m x 3.48m)

Radiator. Carpet. Double glazed window to front aspect.

Kitchen

Dining Room/Bedroom 1

· Garden/Utility Room

10'9 x 9'2 (3.28m x 2.79m) Radiator. Carpet. Double glazed door to rear aspect.

· Shower Room/WC

Kitchen

11'3 x 10'0 (3.43m x 3.05m)

Separate WC

Range of units comprising of bowl and a half stainless steel sink unit and mixer tap with cupboards and drawers under. Space for electric cooker and fridge freezer. Space and plumbing for washing

machine. Range of wall mounted units. Wall mounted gas boiler.

· Patio Garden

CHAIN FREE

Garden Room/Utility Room

9'11 x 6'1 (3.02m x 1.85m)

Radiator. Tiled flooring. Vaulted ceiling and Velux windows. Double glazed window and double glazed door to rear aspect.

Stairs from Ground to First Floor Landing

Radiator. Airing cupboard.

Bedroom 2

14'10 x 12'10 (4.52m x 3.91m)

Radiator. Carpet. Double glazed window to front aspect.

Bedroom 3

11'10 x 9'2 (3.61m x 2.79m)

Radiator. Carpet. Double glazed window to rear aspect.

Shower Room/WC

Shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Wood laminate flooring. Fully tiled walls. Store cupboard. Frosted double glazed window.

Separate WC

Low level WC with inset wash hand basin and mixer.

Stairs from First to Second Floor Landing

Access to loft (not inspected). Frosted double glazed window.

Bedroom 4

11'11 x 11'0 (3.63m x 3.35m)

Radiator. Wood laminate flooring. Double glazed window to rear aspect.

Bedroom 5

14'10 x 10'9 (4.52m x 3.28m)

Radiator. Wood laminate flooring. Double glazed window to front aspect.

Outside

There is a small patio garden to the rear.

EPC = C

COUNCIL TAX BAND = C

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