



Freehold

🛶 3 Bedroom 🚍 1 Reception 🖕 1 Bathroom

£425,000



112 Willingdon Park Drive, Eastbourne, BN22 0DB

Enviably located in West Hampden Park, this impressive bungalow with a linked garage has three bedrooms and features an open plan sitting room with adjoining modern kitchen/breakfast room that opens onto the secluded and landscaped rear garden. A modern bathroom/wc is also included whilst double glazing and gas fired central heating and radiators extend throughout. The bungalow is considered to be well presented throughout. Ample parking for a number of vehicles is provided to the front where a driveway leads to the single garage. Nearby shops, bus services and easy access to Willingdon Village and Hampden Park Village high street shops and the mainline railway station are also accessible.

112 Willingdon Park Drive, Eastbourne, BN22 0DB

£425,000

Main Features	Entrance Frosted double glazed door to-
 Detached Bungalow 	Hallway Radiator. Two store cupboards. Access to loft with ladder (not inspected). Wood laminate flooring.
Three Bedrooms	
Sitting Room	Open Plan Sitting Room 22'8 x 12'4 (6.91m x 3.76m) Radiator. Wood laminate flooring. Double glazed window to rear. Double glazed double doors to rear.
 Kitchen/Breakfast Room 	
• Bathroom/WC	Kitchen/Breakfast Room Range of units comprising of single drainer sink unit with mixer tap and surrounding worksurfaces having cupboards and drawers under. Inset five ring gas gob with extractor over. Eye level oven and grill. Space and plumbing for washing machine and tumble dryer. Integrated dishwasher and fridge freezer. Breakfast bar. Range of wall mounted units. Wood laminate flooring. Double glazed window and door to side aspect.
 Landscaped Rear Garden 	
• Driveway	
• Garage	Bedroom 1 15'2 x 13'10 (4.62m x 4.22m) Radiator. Carpet. Double glazed bay window to front aspect with views towards South Downs.
 Views Towards South 	
Downs	Bedroom 2 14'8 x 8'4 (4.47m x 2.54m) Radiator. Carpet. Built in wardrobe. Double glazed window to rear aspect.
	Bedroom 3 8'1 x 8'0 (2.46m x 2.44m) Radiator. Carpet. Double glazed window to side aspect.
	Bathroom/WC Panelled bath with mixer tap, shower screen and wall mounted shower. Wall mounted wash hand basin with mixer tap and vanity unit under. Low level WC. Heated towel rail. Part tiled walls. Wood laminate flooring. Frosted double glazed window.
	Outside There is a lovely secluded landscaped rear garden which has areas of lawn, decking and shingle coverings that also includes a pond and gated side access.
	Parking The generous driveway to the front provides ample off street parking for a number of vehicles and leads to the garage.
	Garage 19'74 x 8'28 (5.79m x 2.44m) Up and over door. Power and light. Door to rear.
	COUNCIL TAX BAND = D

www.town-property.com | E. info@town-property.com | T. 01323 412200

EPC = E

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 (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.