

Downsview House,
121 Eastbourne Road,
Willingdon, BN20 9NE

Freehold

£635,000



5 Bedroom 2 Reception 3 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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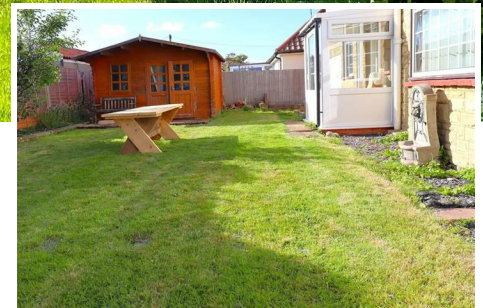


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Enviably located in Willingdon within easy reach of nearby shops and Wannock Village, this impressive detached house has four/five bedrooms, and two/three receptions, and is currently let with an approximate £5100pcm gross rental income. There are mature gardens and ample off street parking for multiple vehicles. The versatile accommodation offers scope to adapt for annexe style usage and includes a fitted kitchen, a utility room and a ground floor shower room/wc. On the first floor there is a sizeable landing and a family bathroom/wc. Willingdon School is within walking distance and Polegate high street shops and mainline railway station with trains to central London is approximately half a mile distant. There is nearby access to Heritage downland and Eastbourne Town centre is approximately four miles distant.

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Main Features

- Detached House
- 4/5 Bedrooms

- Sitting Room

- Dining Room

- Family Room/Bedroom 5

- Kitchen

- 2 x Ground Floor Shower Room's

- Further Bathroom/WC

- Garden

- Driveway

Entrance Porch
Double glazed window to front aspect.

Entrance Hallway
Radiator. Understairs cupboard. Door to-

Rear Porch
Double glazed with access to garden.

Sitting Room
17'6 x 12'3 (5.33m x 3.73m)
Tiled fireplace. Picture rail. Radiator. Double glazed window to rear overlooking garden. Door to-

Dining Room
13'10 x 10'11 (4.22m x 3.33m)
Radiator. Double glazed window to front. Door to-

Utility Room
8' x 6'5 (2.44m x 1.96m)
Base units with work surfaces over, sink unit and appliance spaces. Double glazed window to rear. Door to-

Lean To Conservatory

Shower Room/WC
Tiled shower cubicle. Wash hand basin. Close coupled WC.

Family Room/Bedroom 5
11'3 x 11'2 (3.43m x 3.40m)
Tiled fireplace. Picture rail. Radiator. Double glazed window to bay overlooking front.

Shower Room/WC
Shower cubicle. Close coupled WC. Wash hand basin. Radiator. Double glazed window to side aspect.

Stairs from Ground to First Floor Landing:
Airing cupboard housing hot water cylinder. Radiator. Access to loft (not inspected). Double glazed window to front aspect.

Bedroom 1
17'4 x 11' (5.28m x 3.35m)
Fireplace. Picture rail. Radiator. Double glazed windows to front and rear aspects with views towards the South Downs.

Bedroom 2
13'7 x 11'2 (4.14m x 3.40m)
Fireplace. Built in wardrobe. Picture rail. Radiator. Double glazed window to front aspect with views across nearby fields.

Bedroom 3
11'3 x 9'9 (3.43m x 2.97m)
Built in wardrobe. Picture rail. Radiator. Double glazed window to rear aspect with views of the South Downs.

Bedroom 4
11'3 x 7'10 (3.43m x 2.39m)
Picture rail. Radiator. Double glazed window to rear aspect.

Refitted Bathroom/WC
White suite comprising of bath with shower attachment and shower screen. Wash hand basin set in vanity unit. Low level WC with concealed plumbing. Ceramic tiled floors. Frosted double glazed window to rear.

Outside
There are mature gardens arranged to the front and rear of the property with planted borders and areas of lawn and patio.

Parking
There is a driveway with pillared entrance with off street parking for multiple vehicles.

AGENTS NOTE:
We have been verbally advised by the vendors that the process for securing an HMO license is on going.

EPC = D

Council Tax Band = E



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Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.