



TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



1 Reception



1 Bathroom

£285,000



62 Church Street, Willingdon Village, Eastbourne, BN22 0HX

A charming Period Cottage located in the heart of Willingdon Village that has two bedrooms and presented to a high standard, having been newly decorated throughout. Notable for retaining lovely character features including an exposed brick fireplace and walled Cottage style gardens, there is an open plan sitting room with wood burner, a fitted kitchen/breakfast room and a first floor shower room/wc. Double glazing and gas fired central heating and radiators extend throughout. The local Church, eateries and shops and the Wheatsheaf Pub are all close by whilst access to Butts Brow and the South Downs is a short walk away. Polegate High street shops and the mainline railway station with direct trains to London is also approximately one mile distant.



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Main Features	Entrance Door to-
• Charming Period Cottage	Open Plan Sitting Room 10'10 x 10'1 (3.30m x 3.07m) Radiator. Recessed fireplace with inset wood burner. Ceramic tiled flooring. Double glazed window to front aspect.
• 2 Bedrooms	Kitchen/Breakfast Room 11'10 x 9'0 (3.61m x 2.74m) Range of units comprising of butlers sink with surrounding wooden work surfaces with cupboards and drawers under. Inset four ring gas hob and electric oven under. Space for refrigerator. Range of wall mounted units. Engineered oak flooring. Radiator. Double glazed window to rear aspect. New uPVC double glazed door to rear garden.
• Open Plan Sitting Room	Stairs from Ground to First Floor Landing: Cupboard housing gas boiler. Access to loft with ladder (not inspected).
• Kitchen/Breakfast Room	Bedroom 1 11'3 x 10'5 (3.43m x 3.18m) Radiator. Carpet. Double glazed window to front aspect.
• Shower Room/WC	Bedroom 2 9'0 x 5'5 (2.74m x 1.65m) Radiator. Carpet. Double glazed window to rear aspect.
• Delightful Walled Gardens with Southerly Aspect	Shower Room/WC Oversize shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC. Radiator. Tiled flooring. Tiled walls. Frosted double glazed window.
• Double Glazing	Outside The secluded walled rear garden is laid to patio and planted borders, enjoying a pleasant Southerly aspect. Extending to approximately 80' in length, a brick built store shed is also included.
• Gas Central Heating	EPC = C
	Council Tax Band = C