



TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



2 Reception



1 Bathroom

£400,000



12 Willingdon Park Drive, Eastbourne, BN22 0BS

This charming two bedroom detached house is set on a sought after tree lined road in West Hampden Park, an area highly regarded by commuters and families alike for its excellent local schools, shops and transport links. The property offers generous living space with two bright reception rooms, a well fitted kitchen and a full width conservatory overlooking the garden - perfect for year round entertaining. A convenient ground floor WC/utility room adds practicality to the layout, while the home is offered chain free, making for a smooth and swift purchase. Outside, the property benefits from a private driveway providing ample parking for multiple vehicles, along with a garage for additional storage or workshop space. The large rear garden is a true highlight – beautifully sized and featuring a delightful summer house, ideal for use as a hobby room, home office or quiet retreat. Combining a peaceful residential setting with easy access to Hampden Park station and nearby amenities, this well presented home is not to be missed.

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Eastbourne, BN22 0BS

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Main Features

- Detached House
- Cloakroom/Utility
- Lounge
- Dining Room
- Conservatory
- Kitchen
- Shower Room/WC
- Secluded Rear Garden
- Driveway & Garage
- CHAIN FREE

Entrance
Oak front door to-

Hallway
Radiator. Understairs cupboard.

Cloakroom
Low level WC. Wash hand basin with mixer tap and vanity unit below. Wall mounted gas boiler. Space and plumbing for washing machine. Frosted double glazed window.

Lounge
16'8 x 11'4 (5.08m x 3.45m)
Radiator. Fireplace surround with inset electric fire. Double glazed window to front and side aspects.

Dining Room
9'7 x 8'11 (2.92m x 2.72m)
Radiator. Double glazed sliding door to-

Conservatory
14'0 x 9'2 (4.27m x 2.79m)
UPVC and brick construction. Two radiators. Double glazed windows. Double glazed double doors to garden.

Kitchen
9'5 x 7'2 (2.87m x 2.18m)
Fitted range of wall and base units, surrounding worktops with inset single drainer sink unit and mixer tap. Space and plumbing for dishwasher. Space for cooker. Further undercounter space. Part tiled walls. Double glazed window to side aspect.

Stairs from Ground to First Floor Landing
Cupboard. Double glazed window to side aspect. Loft hatch (not inspected).

Bedroom 1
17'0 x 11'9 (5.18m x 3.58m)
Built in wardrobe. Radiator. Double glazed window to front aspect.

Bedroom 2
10'2 x 9'5 (3.10m x 2.87m)
Radiator. Built in wardrobe. Double glazed window to side aspect.

Shower Room/WC
Shower cubicle with wall mounted shower. Low level WC. Wash hand basin with mixer tap. Part tiled walls. Heated towel rail. Frosted double glazed window.

Outside
The rear garden is mainly laid to lawn with an area of patio adjoining the house. There are mature plants, shrubbery and a summerhouse. There is access to the-

Garage
17'1 x 8'9 (5.21m x 2.67m)
Light and power. Door to garden.

Parking
A driveway to the front of the property provides off road parking for multiple vehicles.

EPC = D

COUNCIL TAX BAND = D