



4 Shortlands Close, Eastbourne, BN22 0JE

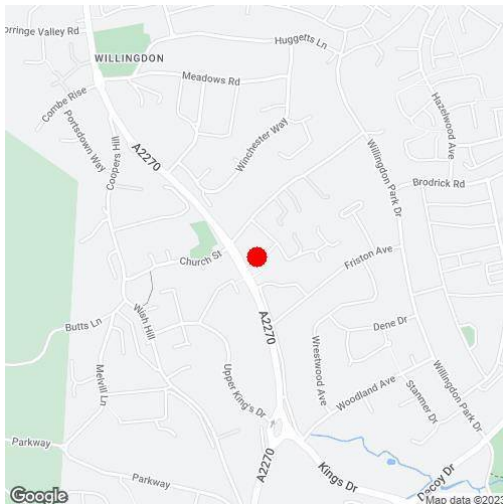
£485,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

Available with no onward chain- A delightful chalet-style detached house enjoying an enviable location, situated just behind Church Street, in the much favoured Willingdon Village area of Eastbourne. The house is presented for sale in good decorative condition and provides well proportioned accommodation over two floors. The ground floor comprises a generous sitting room, a dining room, excellent double glazed conservatory, a cloakroom and fitted kitchen, together with a third bedroom or study. There are two double bedrooms on the first floor, the master bedroom having a comprehensive range of fitted wardrobes and an en-suite shower room, whilst the other bedroom is served by a bathroom. The house is set within attractive gardens that enjoy a westerly rear aspect and there is off road parking in addition to the integral garage. Other benefits include gas central heating and sealed unit double glazing. Limited local shopping facilities together with two public houses are available in Willingdon Village which also provides easy access to The South Downs National Park.





At a Glance:

- No onward chain
- Favoured Willingdon Village location
- 2/3 bedrooms
- 2/3 reception rooms and conservatory
- Two bath/shower rooms (one en-suite)
- Garage and off-road parking
- Gas central heating
- Sealed unit double glazing



Accommodation:

HALL

CLOAKROOM/WC

SITTING ROOM

17'0" (5.18m) x 12'10" (3.91m)

DINING ROOM

11'0" (3.35m) x 10'0" (3.05m)

KITCHEN

10'0" (3.05m) x 7'3" (2.21m)

CONSERVATORY

13'6" (4.11m) x 11'6" (3.51m)

BEDROOM 3/STUDY

9'3" (2.82m) x 8'6" (2.59m)

LANDING

BEDROOM 1

17'0" (5.18m) x 13'0" (3.96m) Max

EN-SUITE SHOWER ROOM

BEDROOM 2

21'0" (6.4m) Max x 8'6" (2.59m) Narrowing to 15'

FAMILY BATHROOM

OUTSIDE:

GARAGE

16'6" (5.03m) x 8'6" (2.59m)

GARDENS FRONT & REAR

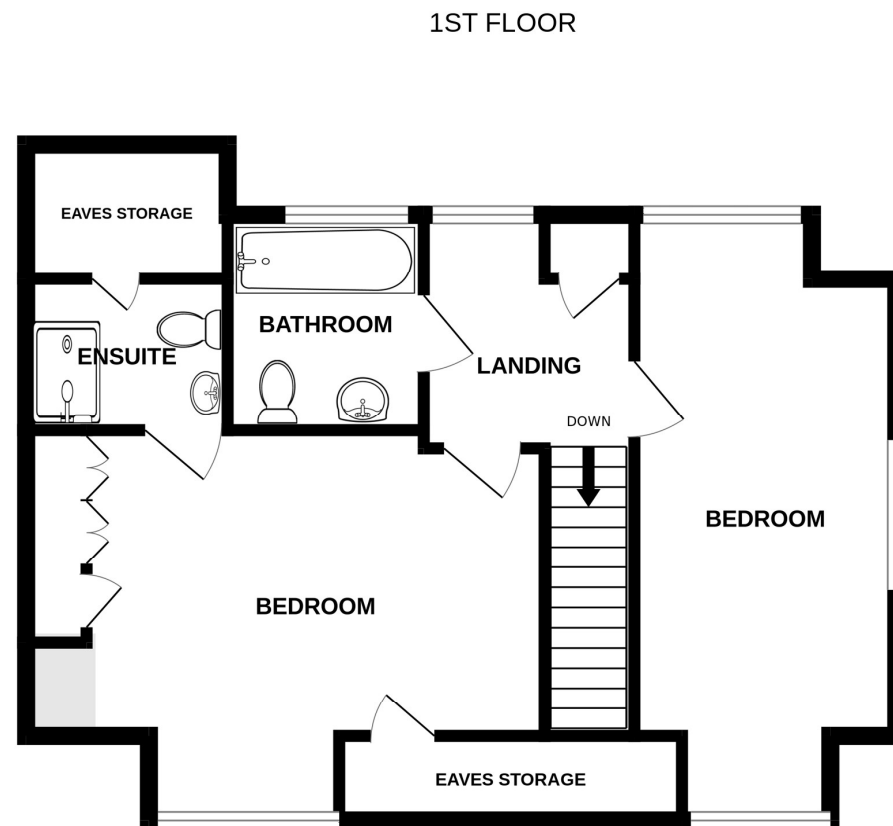
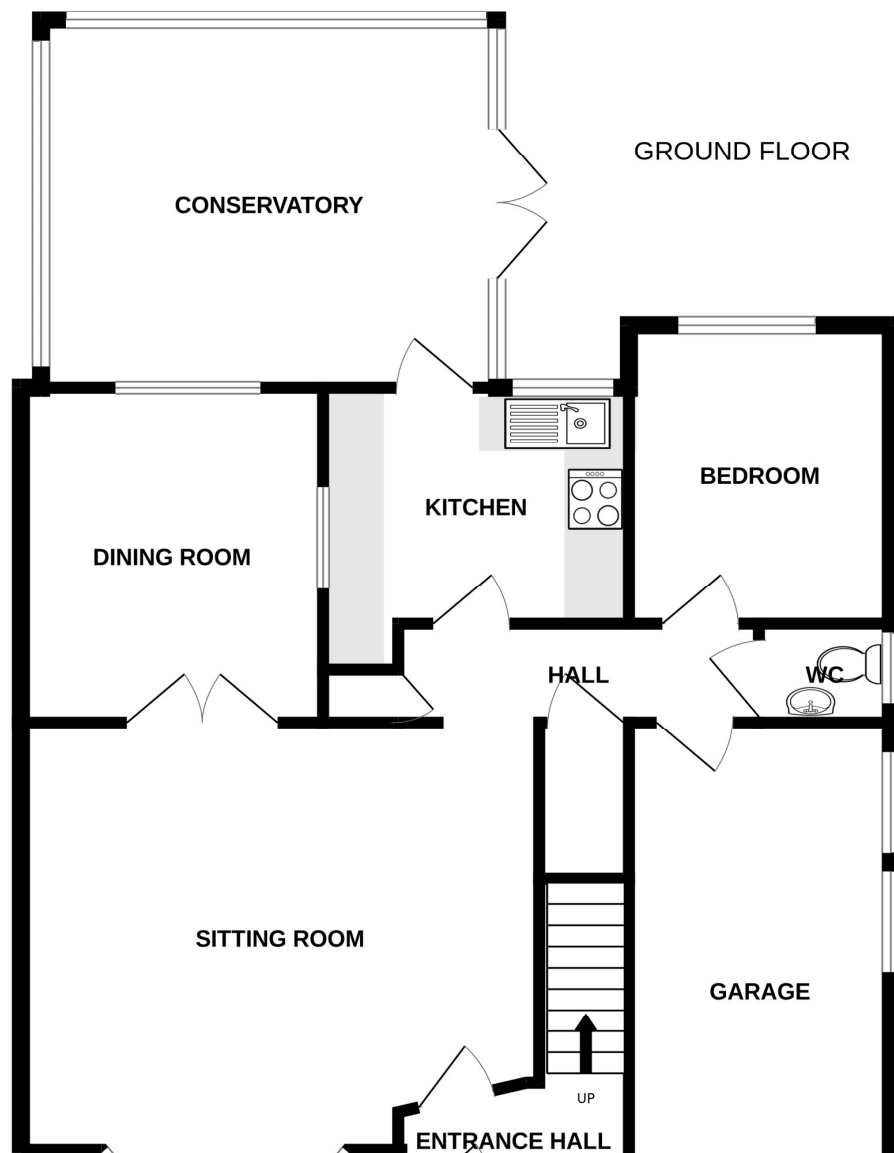
The latter extending to approximately 40' and enjoying a westerly aspect

COUNCIL TAX:

Band 'E'

EPC:

'D'



Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

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