



52 Church Street, Willingdon, Eastbourne, BN22 0JA

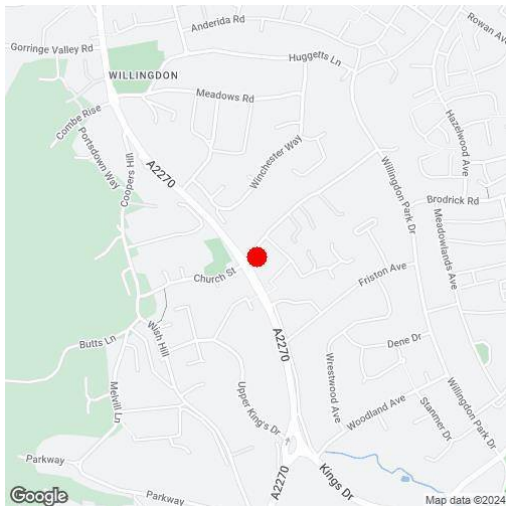
Price £795,000 | Freehold



TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A substantial and characterful 5 bedroom semi detached house located in the popular and picturesque Willingdon village boasting large rear garden and far reaching sea views. This delightful property is situated within easy reach of local shops and excellent road and rail links, as well as being just a short walk to the South Downs and a 15 minute drive to Eastbourne town centre and seafront. The property boasts accommodation comprising large entrance hall, reception hall, sitting room, dining room, large kitchen/breakfast room with double drainer sink, range of work surface with wall and base units, centre island with breakfast bar, four ring gas hob, eye level oven and further appliance spaces, utility room and downstairs wc. To the first floor there are four double bedrooms, the principal bedroom enjoys the benefit of an ensuite shower room and walk in dressing room, there is a family bathroom on this floor and stairs lead to to the top floor where there is another bedroom which affords stunning panoramic far reaching views across Eastbourne towards the sea. The property has a large driveway to the front providing off road parking for several vehicles leading to a single garage with power and light. To the rear there is a good size garden principally laid to lawn with a variety of plants, shrubs and trees as well as a large patio area. Additional benefits include double glazing and gas central heating.





At a Glance:

- Substantial five bedroom semi detached house
- Popular Willingdon village
- Stunning kitchen/breakfast room
- Sitting room
- Dining room
- Family bathroom and ensuite shower room
- Far reaching sea views
- Driveway and garage
- Large secluded rear garden
- Double glazing and gas central heating

Accommodation:

ENTRANCE HALL

10'4" (3.15m) x 6'9" (2.06m)

RECEPTION HALL

13'1" (3.99m) x 9'5" (2.87m) Large storage cupboard and understairs cupboard

SITTING ROOM

16'8" (5.08m) Into Bay x 12'11" (3.94m)

DINING ROOM

16'8" (5.08m) Into Bay x 13'0" (3.96m)

KITCHEN/BREAKFAST ROOM

18'1" (5.51m) x 14'5" (4.39m)

UTILITY ROOM

12'10" (3.91m) x 4'11" (1.5m)

DOWNSTAIRS WC

HALF LANDING

Large walk in cupboard

FIRST FLOOR LANDING

Built in storage cupboard

BEDROOM ONE

16'10" (5.13m) Into Bay x 12'11" (3.94m)

ENSUITE SHOWER ROOM

WALK IN DRESSING ROOM

BEDROOM TWO

13'6" (4.11m) x 11'9" (3.58m)

BEDROOM THREE

11'7" (3.53m) x 8'10" (2.69m)

BEDROOM FOUR

9'4" (2.84m) x 8'10" (2.69m)

SECOND FLOOR LANDING

BEDROOM FIVE

10'6" (3.2m) x 9'8" (2.95m) Far reaching views towards the sea

BLOCK PAVED DRIVEWAY

GARAGE

16'1" (4.9m) x 8'4" (2.54m)

REAR GARDEN

COUNCIL TAX

F

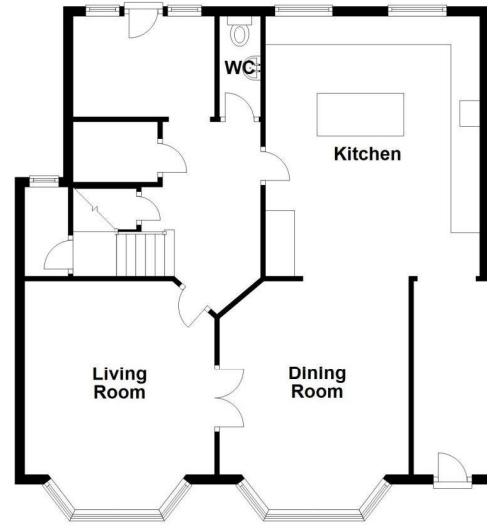
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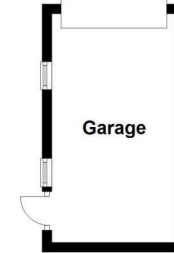


Ground Floor

Approx. 90.7 sq. metres (976.2 sq. feet)

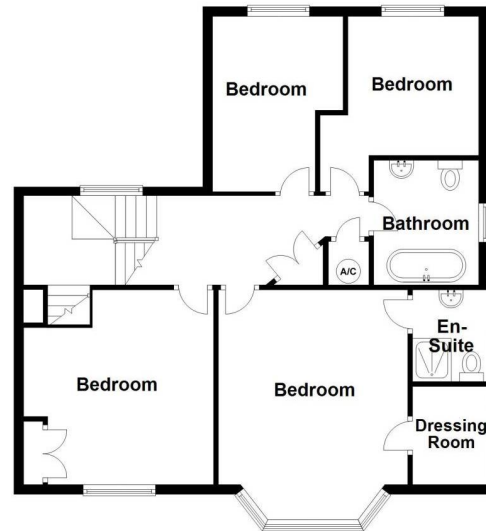


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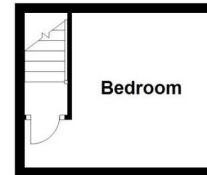
First Floor

Approx. 79.8 sq. metres (858.8 sq. feet)



Second Floor

Approx. 12.6 sq. metres (136.1 sq. feet)



Total area: approx. 183.1 sq. metres (1971.0 sq. feet)

For illustration purposes only - not to scale

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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