



36 Willingdon Road, Eastbourne, BN21 1TJ

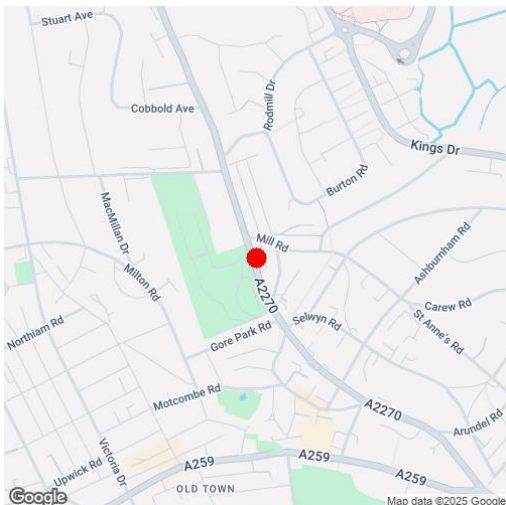
Guide Price £350,000 - £360,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

GUIDE PRICE £350,000 - £360,000. A well presented three bedroom terraced house within easy reach of Eastbourne town centre. This exceptional property offers accommodation spread over three floors and enjoys views towards the South Downs. This delightful property enjoys accommodation comprising entrance hall, bay fronted sitting room opening to a dining room, kitchen with range of wall and floor units complemented with real wood work tops. To the first floor there are two double bedrooms as well as a bathroom with suite comprising panelled bath, separate shower cubicle and wash hand basin and there is an adjacent separate wc. Stairs then lead from the first floor landing to the top floor where there is a large double bedroom with the benefit of an en-suite shower room/wc. To the rear there is a courtyard garden which also offers the option of an off road car parking space via the rear access road. Additional benefits include double glazing and gas central heating.





At a Glance:

- Three bedroom terraced house
- Easy access to Eastbourne town centre, train station and seafront
- Sitting room with bay window
- Dining room
- Kitchen
- Family bathroom
- En-suite shower room
- Low maintenance rear garden
- Well presented throughout
- Double glazing and gas central heating

Accommodation:

ENTRANCE PORCH

ENTRANCE HALL

SITTING ROOM

13'7" (4.14m) x 11'7" (3.53m)

DINING ROOM

11'4" (3.45m) x 9'8" (2.95m)

KITCHEN

12'4" (3.76m) x 8'10" (2.69m)

HALF LANDING

BATHROOM

WC

FIRST FLOOR LANDING

BEDROOM 2

15'2" (4.62m) x 13'9" (4.19m)

BEDROOM 3

11'4" (3.45m) x 9'9" (2.97m)

TOP FLOOR LANDING

BEDROOM 1

18'4" (5.59m) x 7'5" (2.26m)

EN-SUITE SHOWER ROOM

OUTSIDE:

REAR GARDEN

option for parking space

COUNCIL TAX:

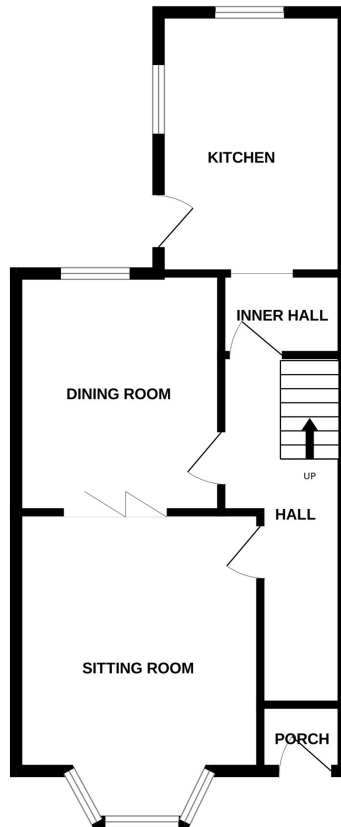
Band 'C'

EPC:

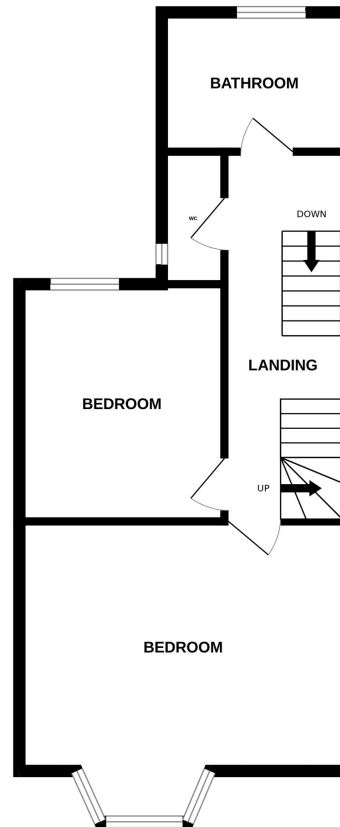
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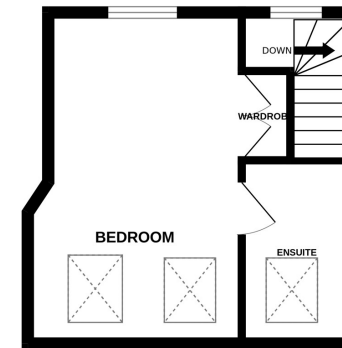
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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