



167 Willingdon Road, Eastbourne, BN20 9AJ

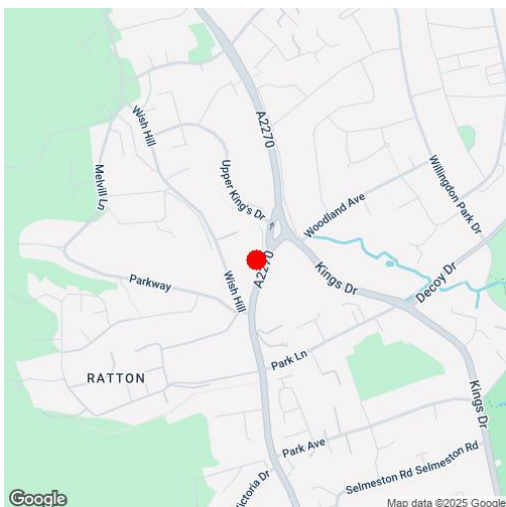
Guide Price £500,000 - £510,000 | Freehold

**LS Leaper
Stanbrook**

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A recently refurbished four bedroom semi-detached house of pleasing character set within delightful westerly gardens in the Willingdon area of Eastbourne. The accommodation comprises a generous sitting room and superb 22' x 16' open-plan kitchen/dining room with casement doors opening onto the delightful garden. The very recently re-fitted kitchen area has a comprehensive range of modern wall and base units beneath quartz work surfaces, with intergrated appliances which include an oven, hob, dishwasher and washing machine. There are three generous first floor bedrooms with fitted wardrobes which are served by a luxuriously appointed bathroom with both a shower cubicle and bath. A staircase rises to the fourth bedroom with excellent range of cupboards on the second floor. The gardens are an important feature with the latter extending to approximately 60' with a generous patio, a lawn and abundance of mature trees and shrubs providing considerable privacy. A brick paviour driveway provides ample off-road parking in addition to the attached garage with an EV charging point. Other benefits include gas central heating with a new boiler installed within the last 3 years and sealed unit double glazing. Schools catering for all age groups are in the vicinity, with the Willingdon Village amenities and access to the South Downs within a few hundred yards. Eastbourne town centre and railway station are served by the Willingdon Road bus route, An internal inspection is highly recommended to appreciate the merits of this fine family home.





At a Glance:

- Four bedrooms
- Superb recently created 22' x 16' kitchen/dining room
- Luxuriously appointed bath/shower room
- Delightful secluded westerly facing gardens
- Ample off-road parking and garage
- Gas central heating
- Sealed unit double glazing
- Favoured Willingdon location

Accommodation:

HALL

CLOAKROOM / WC

SITTING ROOM

15'0" (4.57m) x 13'6" (4.11m) Into Bay

KITCHEN / DINING ROOM

22'4" (6.81m) x 16'2" (4.93m) narrowing to 10'4"

FIRST FLOOR LANDING

BEDROOM 1

14'0" (4.27m) x 10'6" (3.2m) plus depth of fitted wardrobes to one wall

BEDROOM 2

13'0" (3.96m) x 11'0" (3.35m) Plus Alcove

BEDROOM 4

9'10" (3m) x 9'4" (2.84m)

BATH / SHOWER ROOM

Stairs rise to:

BEDROOM 3

15'0" (4.57m) x 14'8" (4.47m) With some restricted headroom

OUTSIDE:

GARDENS FRONT AND REAR

GARAGE

and off-road parking

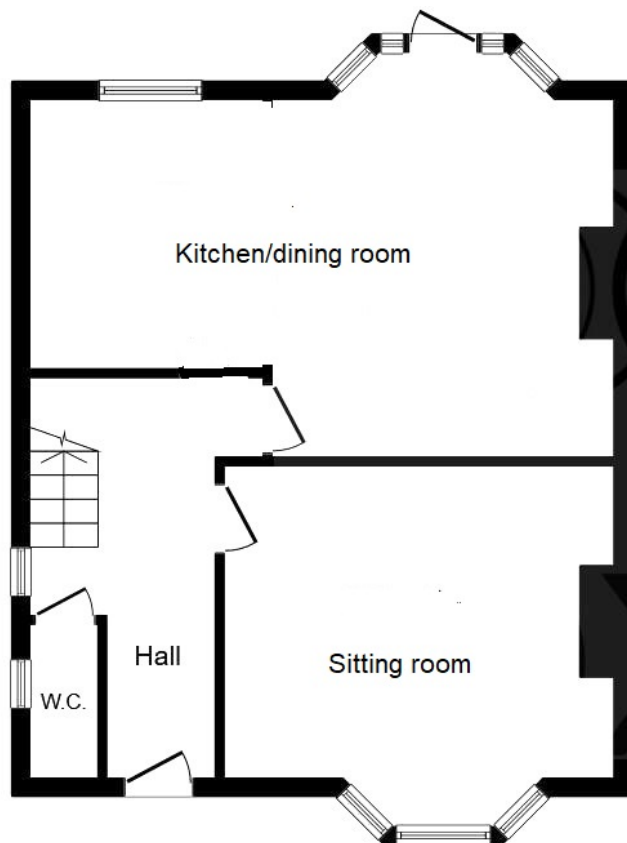
COUNCIL TAX:

Band 'D'

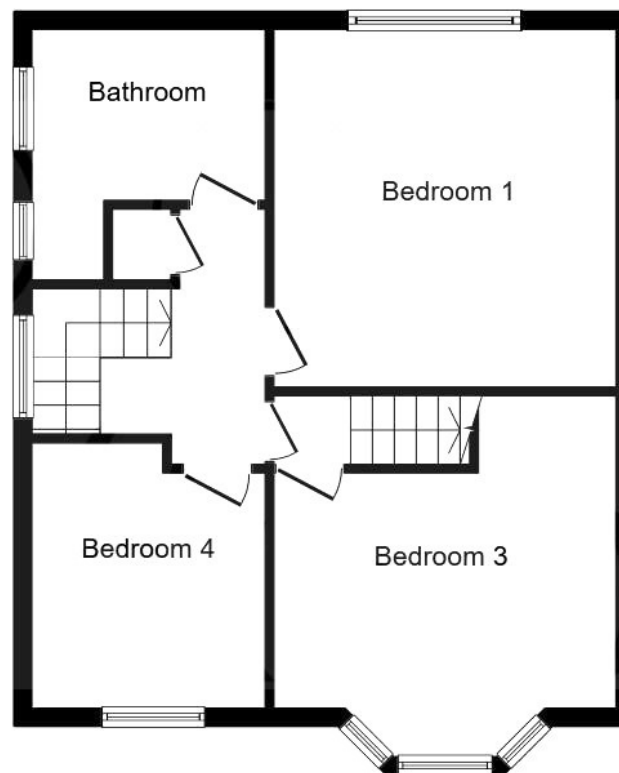
EPC:

'E'

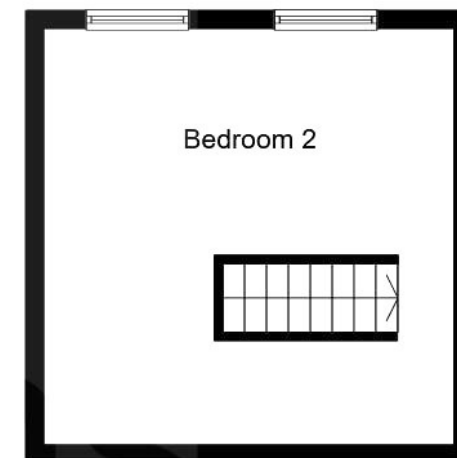




Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Fox & Sons Powered by www.focalagent.com

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.

Leaper Stanbrook

5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

www.leaperstanbrook.co.uk website

sales@leaperstanbrook.co.uk email