



75 Willingdon Road, Eastbourne, BN21 1TR

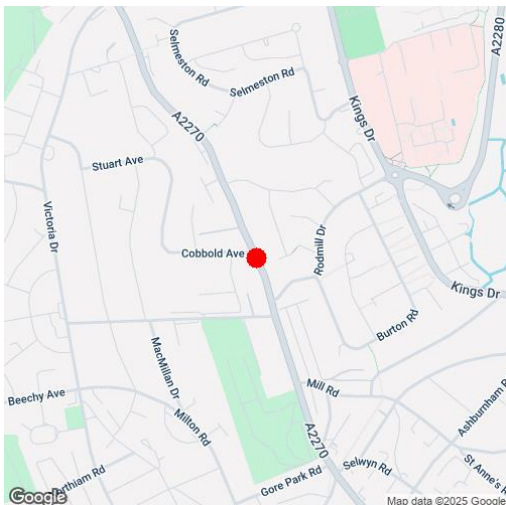
Price £650,000 | Freehold

**LS Leaper
Stanbrook**

**TOWN CENTRE OFFICE
01323 416716**

**MEADS STREET OFFICE
01323 737962**

A most attractive detached residence of individual design with four double bedrooms, occupying a generous corner plot and set within southerly gardens affording glorious views to the South Downs. The accommodation comprises three well proportioned reception rooms, with the family room having casement doors opening onto the rear garden and the sitting room enjoying a sea view. Two of the four bedrooms enjoy views over Eastbourne to the sea, whilst the other two take full advantage of the downland views. A concealed fixed ladder rises to the boarded loft space with a dormer window which could be further developed subject to any necessary consents being obtained. The house is presented for sale in very clean and tidy decorative condition and benefits from gas central heating and sealed unit double glazing, although some modernisation is now deemed desirable. The gardens are an important feature and surround the house on three sides. The rear extends to very approximately 100' x 60' with an extensive lawn and a variety of mature shrubs and trees and there is a driveway to the side providing off-road parking in addition to the 19' x 11' garage. Enjoying a convenient and popular location, schools catering for all age groups are in the vicinity whilst Eastbourne town centre is little more than 1 mile away.





At a Glance:

- Glorious views to The South Downs and some sea views
- Southerly facing gardens
- Four double bedrooms
- Three independent reception rooms
- 19' x 11' garage and additional off-road parking
- Gas central heating
- Sealed unit double glazing
- Convenient and popular location

Accommodation:

VESTIBULE

HALL

CLOAKROOM/WC

FAMILY ROOM

16'6" (5.03m) x 13'9" (4.19m) Into Bay

DINING ROOM

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

SITTING ROOM

14'0" (4.27m) x 16'0" (4.88m) Into Bay

KITCHEN

12'0" (3.66m) x 10'2" (3.1m)

UTILITY ROOM

8'3" (2.51m) x 4'0" (1.22m)

STOREROOM/POTENTIAL STUDY

10'6" (3.2m) x 8'2" (2.49m)

FIRST FLOOR LANDING

BEDROOM 1

14'6" (4.42m) Into Bay x 12'4" (3.76m) plus depth of fitted wardrobes to one wall.

BEDROOM 2

16'0" (4.88m) x 10'3" (3.12m)

BEDROOM 3

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

BEDROOM 4

12'2" (3.71m) x 9'10" (3m)

BATHROOM/WC

OUTSIDE:

GARAGE

19'2" (5.84m) x 11'0" (3.35m)

GARDENS FRONT & REAR

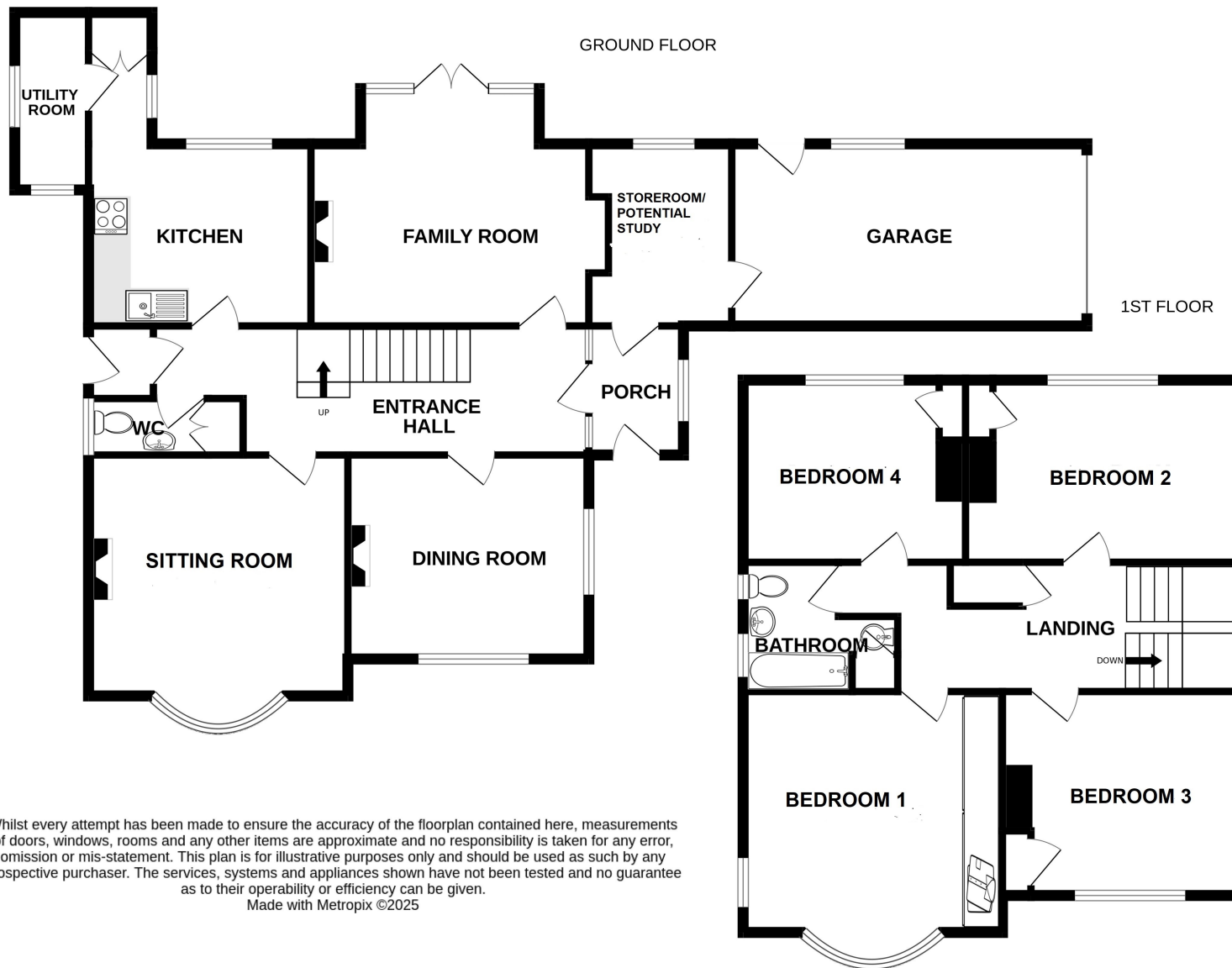
COUNCIL TAX:

Band "F"

EPC:

"D"





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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