

HUNT FRAME

ESTATE AGENTS



180 Willingdon Road, Eastbourne, BN21 1TT

£625,000



Enjoying far reaching views over Eastbourne, this IMPRESSIVE DETACHED HOUSE offers generous accommodation having been extended to the rear. You are welcomed by an impressive entrance hall which leads on to a through lounge/dining room. This in turn opens to the 'L' shaped kitchen/breakfast room with granite work tops and bi-fold doors leading to the rear garden. The ground floor also comprises a utility room, bathroom and a studio/home office (formerly the garage). On the first floor are FOUR BEDROOMS and another bathroom. The house further benefits from a 100' (approx). rear garden and a driveway for at least two cars. ****VIRTUAL TOUR AVAILABLE****.



Double glazed front door to:

Entrance Porch

Further double glazed door to:

Entrance Hall

Turning staircase rising to first floor, wooden flooring, radiator, picture rail.

Lounge/Dining Room

A through room with double glazed bay window to front and further double glazed windows to side. Wall mounted contemporary style fire, two radiators, wood effect flooring, open plan to:

Kitchen/Breakfast Room

Fitted in a range of wall and base mounted cupboards and drawers. Granit work tops with inset sink and mixer tap. Breakfast bar. 'Range' style cooker with extractor hood above. Granite tiled floor. Space for 'American' style fridge/freezer, built in microwave, recessed spot lighting, double glazed door to side, double glazed door to:

Rear Lobby

Quarry tiled floor, door to:

Home Office/Studio

(Formerly the garage), Wood effect flooring, fitted shelving, double glazed french doors to rear garden.

Utility Room

Range of base mounted cupboards. Granite work tops with inset 1 1/2 bowl stainless steel sink. Spaces for washing machine, dishwasher and tumble dryer.

Ground Floor Bathroom

In a white suite comprising 'P' shaped bath with shower screen and wall mounted shower unit. Pedestal wash basin, low level wc, Radiator, heated towel rail, recessed spot lighting, double glazed windows to side.

Split level landing

Access to loft space, double glazed window to side.

Bedroom One

Radiator, double glazed bay window to front providing views of The Downs.

Bedroom Two

Wall to wall fitted wardrobes, radiator, wooden flooring, double glazed window to

rear providing far reaching views over Eastbourne.

Bedroom Three

Radiator, double glazed window to rear providing far reaching views.

Bedroom Four

Radiator, double glazed window to front providing views of The Downs.

Bathroom

In a white suite comprising panelled bath with mixer tap and shower attachment. Separate corner shower cubicle, pedestal wash basin, low level wc, tiled walls, contemporary style radiator, two double glazed windows to side.

Outside

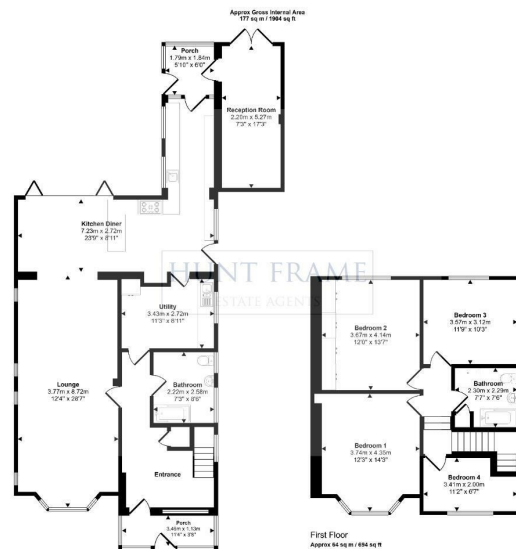
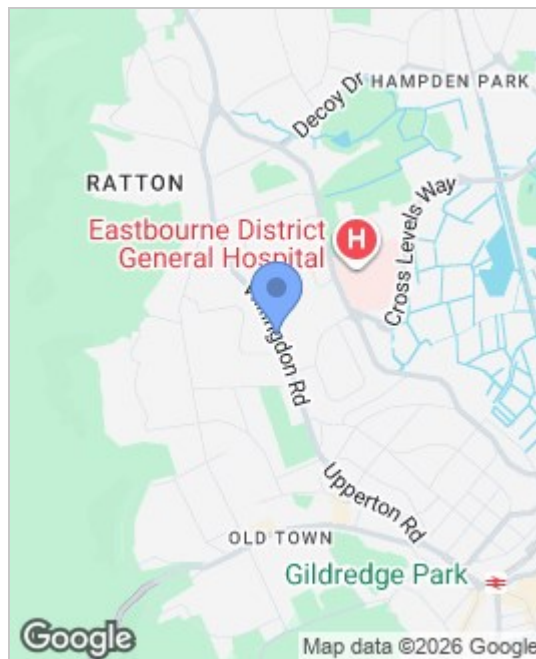
The front garden is laid to lawn with flower and shrub beds and borders.

The rear garden measures approximately 100' in length. There is an extensive tiered decking area with fitted seating adjacent to the back of the house which leads on to a level lawn with further seating area, mature trees and bushes and a timber garden shed. There is also gated side access.

COUNCIL TAX BAND: F

AGENTS NOTE

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Ground Floor Approx 112 sq ft / 1036 sq ft
First Floor Approx 64 sq ft / 604 sq ft

This Diagram is only for illustrative purposes and is not to scale. Measurements of floors, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or inaccuracy. Some of these are on the bathroom suite and are representative only and may not look like the actual items. Made with RoomSketcher

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	71

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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