

41 Willingdon Road,
Eastbourne, BN21 1TN

Freehold
Guide Price
£515,000 - £530,000



6 Bedroom 2 Reception 3 Bathroom



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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



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A wonderful three storey family home that provides spacious and versatile living accommodation. Enviably situated on Willingdon Road within easy walking distance of local amenities the house is well presented whilst managing to retain many character features and provides wonderful downland views from the rear. Currently arranged as 6 bedrooms there are two spacious reception rooms with the dining room opening to the rear garden. There is an En Suite shower room off one of the bedrooms and two further bathrooms. The sizeable garden to the rear is mainly laid to lawn and decking. An internal inspection comes highly recommended.

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Main Features

- Three Storey Semi Detached House
- 6 Bedrooms
- Cloakroom
- Lounge & Dining Room
- Kitchen & Separate Utility Room
- En Suite Shower Room/WC
- Bathroom/WC & Shower Room/WC
- Lawned Rear Garden
- Wonderful Views of The South Downs

Entrance
Front door to-

Porch
Corniced ceiling. Stained glass windows. Inner door to-

Hallway
Radiator. Dado rail. Corniced ceiling.

Lounge
15'9 x 13'4 (4.80m x 4.06m)
Radiator. Corniced ceiling. Feature recess with fixed shelving and inset feature fireplace with stone surround and hearth. Double glazed bay window to front aspect.

Dining Room
15'3 x 11'11 (4.65m x 3.63m)
Contemporary style radiator. Corniced ceiling. Feature fireplace with inset fire, tiled hearth and oak beam above. Double glazed French doors to rear garden.

Cloakroom
Low level WC. Wash hand basin.

Cellarage
Understairs cupboard. Further storage cupboard. Two walk in storage cupboards with lighting.

Kitchen
15'11 x 9'9 (4.85m x 2.97m)
Fitted range of wooden wall and base units, worktops with inset one and a half bowl sink unit and mixer tap. Gas hob with extractor above. Eye level electric oven. Space and plumbing for dishwasher. Space for upright fridge freezer. Part tiled walls. Radiator. Inset spotlights. Double glazed window to side. Double glazed french doors to rear garden.

Utility Room
6'6 x 4'1 (1.98m x 1.24m)
Fitted range of wall and base units, worktop with inset single drainer sink unit and mixer tap. Space and plumbing for washing machine and tumble dryer. Part tiled walls. Tiled floor. Radiator. Built in storage cupboard. Inset spotlights.

Stairs from Ground to First Floor
Split level landing with dado rail.

Bedroom 5
9'11 x 9'8 (3.02m x 2.95m)
Radiator. Double glazed window to rear aspect with glorious far reaching panoramic views of the South Downs.

Bathroom/WC
White suite comprising of panelled bath with mixer tap and handheld shower attachment. Low level WC. Pedestal wash hand basin with mixer tap. Heated towel rail. Part tiled walls. Airing cupboard housing hot water cylinder. Wood effect flooring. Frosted double glazed window.

Bedroom 1
15'10 x 8'11 (4.83m x 2.72m)
Contemporary style radiator. Corniced ceiling. Built in overhead storage. Double glazed bay window to rear aspect with glorious South Downs views. Door to-

En Suite Shower Room/WC
Low level WC. Pedestal wash hand basin with mixer tap. Heated towel rail. Walk in shower unit with tiled walls. Inset spotlights. Extractor fan. Frosted double glazed window.

Bedroom 2
16'1 x 10'7 (4.90m x 3.23m)
Radiator. Corniced ceiling. Double glazed bay window to front aspect.

Bedroom 6
9'11 x 7'1 (3.02m x 2.16m)
Currently being used as an office. Radiator. Picture rail. Double glazed window to front aspect.

Stairs from First to Second Floor
Split level landing. Double glazed window.

Shower Room/WC
Shower cubicle. Low level WC with concealed cistern. Wash hand basin with mixer tap. Wood effect flooring. Radiator. Skylight.

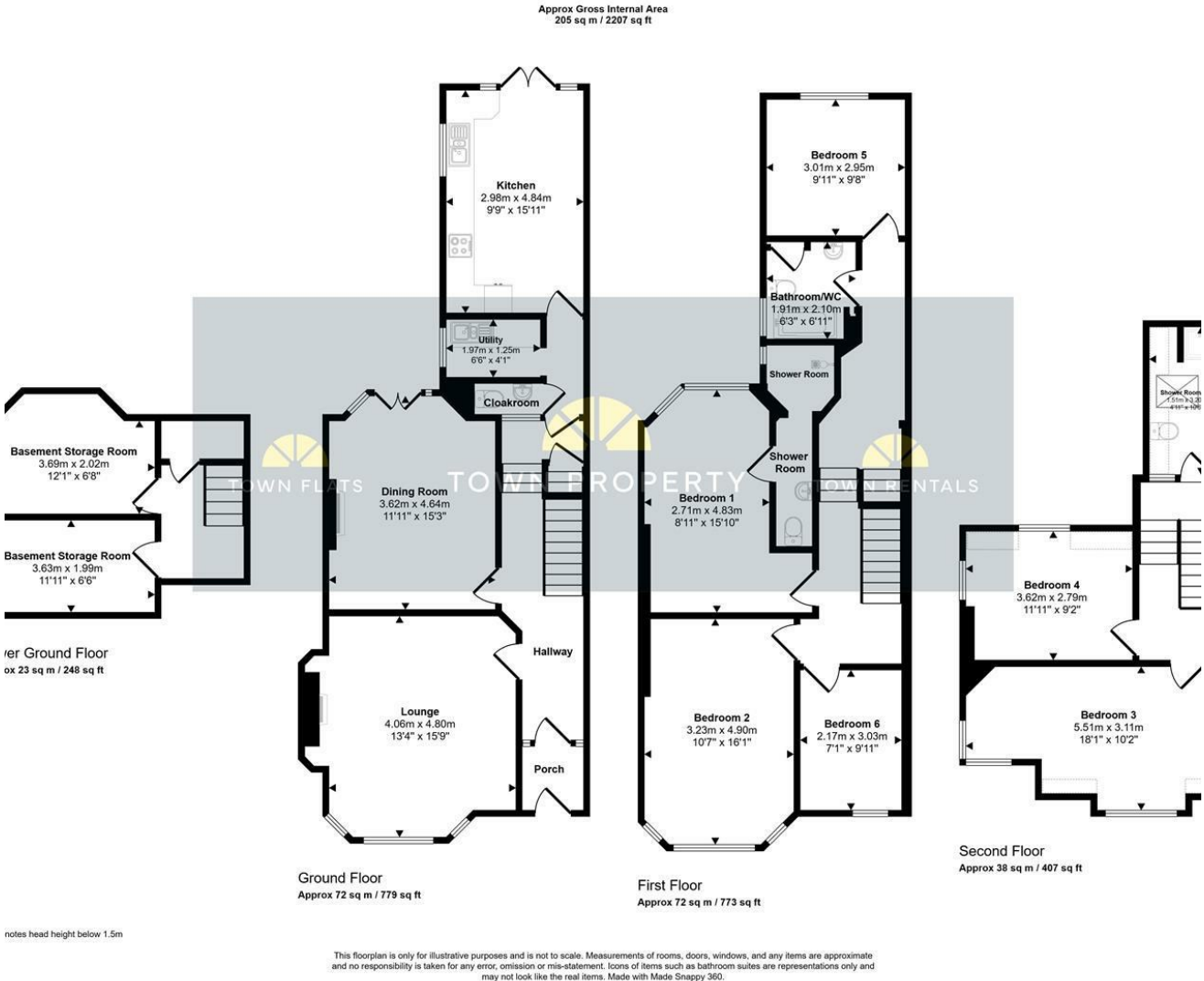
Bedroom 3
18'1 x 10'2 (5.51m x 3.10m)
Radiator. Triple wardrobe. Built in desk. Double glazed windows to front and side aspects.

Bedroom 4
11'11 x 9'2 (3.63m x 2.79m)
Radiator. Built in desk with cupboard and drawers. Fitted wardrobes. Eaves storage. Double aspect room with double glazed windows to rear and side aspects.

Outside
The rear garden is mainly laid to lawn with a decked seating area adjoining the property. The garden has mature trees and shrubs, a patio area at the bottom of the garden and a shed.

EPC = D

COUNCIL TAX BAND = D



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