

Treetops,
43 Church Street,
Willingdon, BN22 0HP

Freehold

Guide Price
£1,000,000 - £1,100,000



6 Bedroom 3 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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Treetops is a beautifully refurbished six bedroom detached residence, situated in the sought after Church Street area of Willingdon, Eastbourne. Offering spacious and versatile accommodation, this substantial property is ideally suited to family life and multi generational living. The accommodation includes a generous sitting room, dining room, conservatory and bar, together with a stylish kitchen featuring quartz work surfaces, integrated appliances and direct access to the secluded, sunny garden. Extensively redecorated by the current owners, the interior is enhanced by attractive herringbone oak flooring. There are five well proportioned first floor bedrooms, including a principal bedroom suite, together with an additional ground floor guest suite, providing flexibility for extended family or visitors. Externally, the property enjoys a private garden with a sunny aspect, ample off road parking and a large garage. Conveniently located for local amenities, well regarded schools and mainline railway connections, the property also enjoys easy access to the surrounding countryside and South Downs National Park. An internal viewing is highly recommended to appreciate the quality, space and versatility of this impressive family home.

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Main Features	Entrance Front door to-	Bedroom 1 12'3 x 10'10 (3.73m x 3.30m) Radiator. Double glazed window to rear aspect. Opening to dressing area and door to-
• Beautifully Presented Detached House	Entrance Hall Radiator. Stairs to first floor.	En Suite Shower Room/WC Shower cubicle. Low level WC. Wash hand basin with mixer tap. Frosted double glazed window.
• 6 Bedrooms	Ground Floor Cloakroom Low level WC. Wash hand basin with mixer tap. Radiator. Cupboard. Frosted double glazed window.	Dressing Area 10'0 x 7'2 (3.05m x 2.18m) Three built in double wardrobes. Double glazed window to rear aspect.
• Lounge & Dining Room	Dining Room 14'4 x 14'2 (4.37m x 4.32m) Radiator. Feature gas fireplace. Double glazed bay window to front aspect. Door to Utility room.	Bedroom 5 9'10 x 9'10 (3.00m x 3.00m) Radiator. Double glazed window to front aspect.
• Kichen/Breakfast Room & Utility Room	Lounge 16'11 x 12'3 (5.16m x 3.73m) Radiator. Feature fireplace. Built in storage. Double glazed bifold doors to garden. Opening to-	Bedroom 3 12'9 x 10'10 (3.89m x 3.30m) Radiator. Double glazed window to front aspect. Door to-
• Bar & Conservatory	Kitchen/Breakfast Room 27'3 x 10'2 (8.31m x 3.10m) Range of white wall and base units with surrounding Quartz worksurfaces and undermount sink with mixer tap. Kitchen island with breakfast bar, Bosch induction hob and further undermount sink with tap. Eye level Bosch oven with separate eye level microwave oven and warming tray. Integrated fridge freezer, washing machine, dishwasher and wine cooler. Cupboard housing fuse board. Double glazed bay window to side aspect. Double glazed windows to rear and side aspect. Door to garden.	Jack and Jill Bathroom Panelled bath with mixer tap, shower over and shower screen. Low level WC. Wash hand basin with mixer tap and vanity unit below. Heated towel rail. Frosted double glazed window. Door to-
• Secluded Lawned Rear Garden	Utility Room Accessed via the dining room. Fitted wall and base units with Quartz worktop and undermount sink and mixer tap. Space for tumble dryer. Door to-	Bedroom 2 14'1 x 10'2 (4.29m x 3.10m) Radiator. Cupboard. Double glazed window to front aspect.
• Driveway & Garage	Inner Hall Doors to - Bar and Bedroom.	Bedroom 4 12'11 x 10'1 (3.94m x 3.07m) Currently used as a TV/media room. Radiator. Loft access (not inspected). Double glazed window to rear aspect. Door to cupboard with radiator and double glazed window.
• Sought After Willingdon Location	Bedroom 6 15'7 x 15'0 (4.75m x 4.57m) Radiator. Double glazed bay window to front aspect. Door to-	Bathroom/WC Rolltop bath. High level WC. Vanity unit with wash hand basin and mixer tap. Heated towel rail. Double glazed window to side aspect.
	En Suite Shower Room/WC Shower cubicle. Low level WC. Wash hand basin with mixer tap. Radiator. Shaver point. Frosted double glazed window.	Outside The rear garden is mainly laid to lawn with a patio area adjoining the house. There is a garden pond and a variety of mature trees, shrubs and fruit trees.
	Bar 15'10 x 8'1 (4.83m x 2.46m) Radiator. Double glazed window to side aspect. Double glazed sliding doors to-	Parking A driveway to the front provides off road parking, has an EV charging point and provides access to the-
	Conservatory 11'8 x 11'4 (3.56m x 3.45m) Radiator. Double glazed windows. Double glazed doors to garden.	Garage Electric up and over door. Light and power. Door to garden.
	Stairs from Ground to First Floor Landing Radiator. Two cupboards, one housing hot water cylinder. Loft access (not inspected but we have been advised by the vendor the loft is fully boarded and has ladder access). Double glazed window to side aspect.	AGENTS NOTE: In addition to gas central heating the property has a solar water heating system.
		EPC = C
		COUNCIL TAX BAND = G