Freehold

Guide Price
£450,000 - £475,000

98 Willingdon Park Drive, Eastbourne, BN22 0DB








3/4 Bedroom | 1/2 Reception | 2 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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*** GUIDE PRICE £450,000 - £475,000 ***
Situated on a desirable tree lined road with Hampden Park at the end, this charming detached chalet style bungalow offers spacious and highly versatile accommodation arranged over two floors. Beautifully maintained and thoughtfully updated, the property features an impressive L-shaped sitting room to the front, an upgraded kitchen and a generous ground floor bedroom positioned to the rear with views over the garden. A further flexible reception room - ideal as a dining room, study or occasional fourth bedroom - benefits from a conservatory opening onto the rear garden, while a ground floor bathroom adds to the home's practicality. Upstairs, two well proportioned double bedrooms are complemented by a particularly spacious and stylish family bathroom. Externally, the property boasts a brick laid driveway to the front, a shared driveway to the side leading to a garage and a large, private rear garden perfect for outdoor living. Conveniently located within easy reach of Hampden Park train station, local shops, bus routes and amenities, this is a superb opportunity to acquire a flexible and well appointed home in a sought after setting.

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Main Features

- Beautifully Presented Detached House
- 3/4 Bedrooms
- 'L' Shaped Sitting/Dining Room
- Kitchen
- Conservatory
- Ground Floor Bathroom/WC
- Bathroom/WC
- Secluded Rear Garden
- Driveway & Garage
- Triple Glazing Throughout

Entrance
Double glazed front door to-

Entrance Hall
Door to sitting room, kitchen and stairs to first floor.

Sitting/Dining Room
18'3 x 13'3 (5.56m x 4.04m)
A spacious `L` shaped sitting/dining room with large triple glazed windows to the front aspect.

Kitchen
10'6 x 7'6 (3.20m x 2.29m)
A fitted range of wall and base units, surrounding worktop with inset sink unit and mixer tap. Four ring gas hob with double oven/grill below. Space and plumbing for washer dryer and space for upright fridge freezer. Double glazed window to rear aspect.

Inner Hallway
Inclusive of ample storage space and leading to ground floor bathroom, bedroom 3 and rear reception room/bedroom 4.

Ground Floor Bathroom
Featuring fully tiled flooring and part tiled walls throughout. W/C along with large basin vanity unit and cruze p shaped shower bath. Feature cast iron radiator and dual windows to the side aspect.

Bedroom 3
14'8 x 9'7 (4.47m x 2.92m)
Large double sized bedroom with full length built-in wardrobe space. Window and radiator to the rear.

Reception Room/Bedroom 4
10'9 x 10'9 (3.28m x 3.28m)
With wooden flooring, a useful reception room leading towards the conservatory. Either can be used as a study/office or fourth bedroom.

Conservatory
12'4 x 11'7 (3.76m x 3.53m)
A beautifully appointment conservatory overlooking the rear garden.

Stairs from Ground to First Floor Landing
Leading to both primary bedrooms, upstairs family bathroom. Deep storage and sky light.

Bedroom 1
13'7 x 8'5 (4.14m x 2.57m)
Good sized double bedroom with space for plenty of storage, windows to the front aspect.

Bedroom 2
13'11 x 8'7 (4.24m x 2.62m)
Good sized double bedroom with built-in storage and windows to the side aspect.

First Floor Bathroom
A recently updated, sleek family bathroom with tiled flooring and part tiled walls. W/C, hand wash basin and a feature Victorian style bath and handheld shower with mixer tap. Cast iron radiator and window to side aspect.

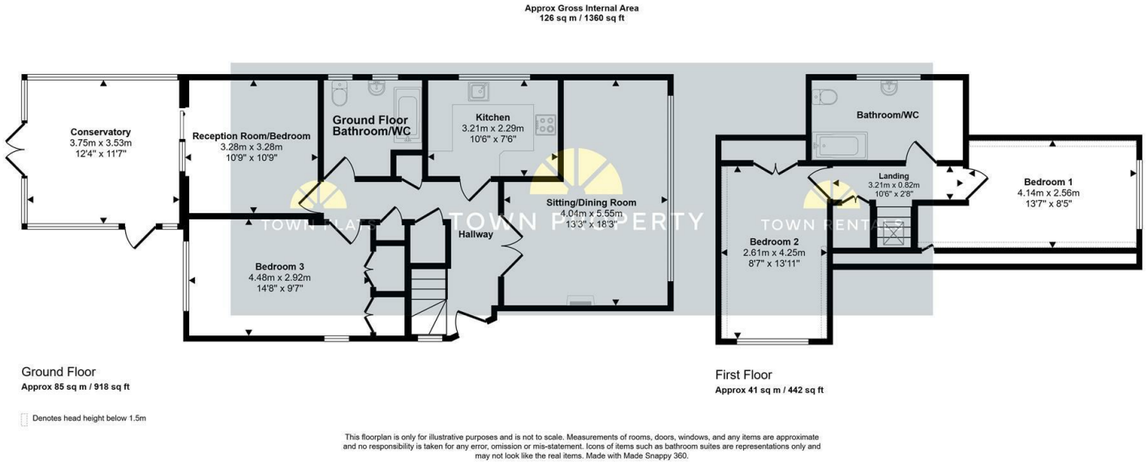
Outside
The secluded rear garden is laid to patio and lawn with areas of shingle and plenty of mature trees and shrubs.

Parking
A driveway provides off road parking.

Garage
Single garage with up and over door.

COUNCIL TAX BAND = E

EPC = D



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Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.