



**HOME + CASTLE**  
ESTATE AGENTS

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VIEWING HIGHLY  
RECOMMENDED

**new**  
instruction



## Willingdon Road, Eastbourne, BN21

Freehold | House | 5 Bedrooms

A substantial, double fronted & detached home located in an elevated position, affording glorious views over Eastbourne. This perfect family home offers modern accommodation over three floors with five bedrooms, generous reception space and south easterly facing garden. Off road parking and converted office space are further attributes of this property.

**FOR SALE**  
**FREEHOLD**  
**£685,000**

## Location

This property is perfectly positioned on the border of Old Town and Rodmill areas. The sought after location offers fantastic proximity to schools for all ages, including Cavendish through school which is rated as 'Outstanding' and is only a short walk away. Eastbourne town centre and train station is situated within a mile of the house. The South Downs with the picturesque walks and trails are within vicinity of this lovely family home.

## Approach

Double iron gates open into the driveway which offers off road parking for one-two vehicles. Plus there is a further lawn area which is bordered by mature shrubs and trees.

## Entrance Hall

A Upvc part double glazed door opens into the entrance hall with decorative tiled flooring.

## Hallway

Wood flooring, picture rail and under stairs storage cupboard.

## Cloakroom

Toilet, basin with storage below, chrome ladder radiator. Fully tiled walls and floor. Double glazed window with obscured glass. Space and plumbing for stacked washing machine and tumble dryer.

## Living Room 14'9" x 11'5" (4.5 x 3.5)

A character filled room with bay window, picture rail and fireplace with wooden surround and tiled hearth. Cast iron radiator. Wooden fold back doors offer the option for open space through to;

## Rear Reception Room 14'9" x 11'9" (4.5 x 3.6)

Further reception space which could be used a second lounge or dining room having views over the rear garden through the glazed sliding patio doors. Fireplace, picture rail and ceiling rose. Cast iron radiator.

## Dining/breakfast Room 17'0" 11'9" (5.2 3.6)

Wood flooring continues from the hallway into this room which has an exposed brick chimney breast. Double glazed window to the front aspect, range of built in cupboards housing boiler and water cylinder. Cast iron radiator. Archway to;

## Kitchen 14'7" x 9'2" (4.45 x 2.8)

Natural light comes into this room through the double glazed doors to the rear garden. The space is fitted with a range of wall and floor units, finished in wood effect cabinetry and complemented with stone effect worktop and matching upstand. Butler sink with mixer tap. Spaces for dishwasher and range cooker with extractor over. Tiled flooring.

## First Floor

## Landing

Large window overlooking the garden and far reaching views beyond. Carpet and vertical radiator.

## Bathroom 9'0" x 8'2" (2.75 x 2.5)

Generously proportioned having both a corner bath and separate shower cubicle with electric shower and glazed door. Vanity unit with inset basin and toilet with concealed cistern. Fully tiled walls and floor.

## Bedroom Five 9'10" x 9'2" (3 x 2.8)

Currently set as a single bedroom with office space, but could fit a double bed. Double glazed window to side aspect, radiator and built in cupboard.

## Bedroom Four 14'5" x 11'5" (4.4 x 3.5)

Picture window with far reaching views over the garden and Eastbourne beyond. Picture rail and cast iron radiator.

## Bedroom Two 14'10" x 11'5" (4.54 x 3.5)

Bay window to the front aspect, picture rail, wood flooring and cast iron radiator.

## Bedroom Three 15'6" x 10'11" (4.73 x 3.35)

Bay window and additional window to the front aspect. Ornate fireplace, built in cupboard, ceiling rose and cast iron radiator.

## Second Floor

## Landing

Velux window and carpet. Large storage cupboard into eaves space.

## Bedroom One 17'0" x 9'10" with skieiling (5.2 x 3m with skieiling)

A well proportioned room with large window having coastal views. Wood flooring and hanging rail.

## En suite 16'4" x 6'0" (5 x 1.85)

Velux window. Tiled flooring. Double shower cubicle, extractor. Basin and toilet with concealed cistern. Radiator.

## Rear Garden

Raised patio spans the width of the property and has rooftop views over Eastbourne. Steps down to lower patio area, perfect space for alfresco dining and entertaining. The garden continues with large lawn area which is bordered by mature shrubs and trees. Summerhouse and shed, plus further paved area.

## Studio/Office Building 15'3" x 7'0" (4.66 x 2.15)

The converted garage has double glazed windows to two aspects, wood flooring and inset downlights.

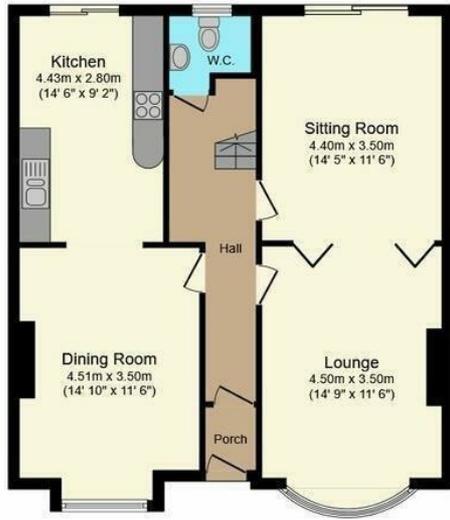
## Additional Information

Council Tax Band: E \_ Eastbourne

EPC Rating: C

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

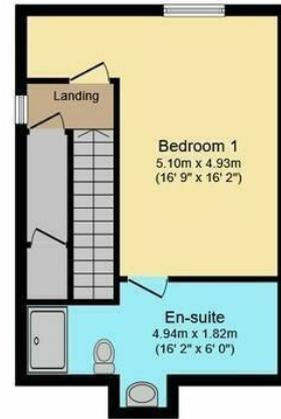
# Floor Plan



Ground Floor



First Floor



Second Floor



Outbuilding

# Area Map



# Energy Efficiency Graph

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			
EU Directive 2002/91/EC		71	81
England & Wales			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.