TOWN PROPERTY

01323 412200

Freehold

2 Bedroom | 2 Reception | 1 Bathroom

Guide Price
£435,000 - £450,000









132 Willingdon Park Drive, Eastbourne, BN22 0DG

*** GUIDE PRICE £435,000 - £450,000 ***
An extended two double bedroom link detached bungalow offering spacious and versatile accommodation in a popular Willingdon location. The property features a generous lounge/dining room, a fitted kitchen, a conservatory and an additional studio room with an adjoining kitchenette/utility area, providing a useful space for hobbies, an occasional bedroom or working from home. Outside, a newly laid block paved driveway provides off road parking and access to the garage, while the good-sized rear garden offers established planting, lawn and patio areas. Adaptations include ramp access and an accessible shower room, adding to the practicality of this appealing single-storey home.

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Main Features

- Extended Link Detached Bungalow
- Two Double Bedrooms
- Generous Lounge/Dining Room
- Fitted Kitchen
- Conservatory Overlooking The Rear Garden
- Versatile Studio Room with Kitchenette
- Established Lawned Rear Garden
- Garage With Electric Roller Door
- Newly Laid Block-Paved Driveway
- Ramp Access & Adapted Shower Room

Entrance
Front door to-

Entrance Porch
Radiator. Door to-

Hallway
Radiator. Cupboard. Loft access (not inspected).

Lounge
19'9 x 14'8 (6.02m x 4.47m)
Radiators. Feature fireplace. Double glazed window to side aspect. Double glazed bay window to front aspect.

Kitchen
9'7 x 8'11 (2.92m x 2.72m)
Fitted range of wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Space for cooker. Integrated fridge freezer and dishwasher. Space and plumbing for washing machine. Two double glazed windows. Double glazed door to side aspect.

Bedroom 1
13'1 x 9'2 (3.99m x 2.79m)
Radiator. Fitted wardrobe. Double glazed window to rear. Double glazed door to-

Conservatory
10'2 x 8'9 (3.10m x 2.67m)
Radiator. Double glazed windows. Double glazed patio doors to garden.

Bedroom 2
14'6 x 7'11 (4.42m x 2.41m)
Radiator. Double glazed window to rear aspect.

Modern Shower Room/WC
Walk in shower enclosure. Low level WC. Wash hand basin with mixer tap and vanity cupboard below. Heated towel rail.

Studio Room
18'4 x 7'7 (5.59m x 2.31m)
Range of kitchen wall and base units, worktop with inset single drainer sink unit and mixer tap. Space for upright fridge freezer. Space and plumbing for washing machine. Radiator. Double glazed window to rear aspect. Double glazed door to garden.

Outside
The rear garden is mainly laid to lawn with an area of patio. There is a variety of mature trees, shrubs and plants as well as two sheds and a greenhouse.

Garage
19'10 x 8'7 (6.05m x 2.62m)
Light and power.

Parking
A driveway to the front of the property provides off road parking

EPC = C

Council Tax Band = D

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.