



TOWN PROPERTY



01323 412200

Freehold

2 Bedroom 1/2 Reception 1 Bathroom

Guide Price
£375,000 - £395,000



60 Willingdon Park Drive, Eastbourne, BN22 0BU

*** GUIDE PRICE £375,000 - £395,000 ***

This attractive 'Sussex Style' detached house in West Hampden Park is being sold CHAIN FREE, has two bedrooms and is set within mature and established gardens. The property features an 'L' shaped sitting/dining room, a double glazed sun lounge and a fitted kitchen. There is a useful cloakroom and a modern fitted shower room/wc whilst double glazing and gas fired central heating and radiators extend throughout. A driveway to the front provides ample off street parking and leads to the garage. Views towards the South Downs can be enjoyed from the front and the delightful Hampden Park, local shops and bus services can all be found within walking distance. The Village high street with its numerous amenities and mainline railway station is approximately one mile distant.

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Main Features

- CHAIN FREE Detached Sussex Style House
- Two Double Bedrooms
- Ground Floor Cloakroom
- 'L' Shaped Sitting/Dining Room
- Kitchen
- Sun Lounge
- Modern Shower Room/WC
- Lawned Rear Garden Approx 90'
- Driveway
- Garage

Entrance

Door to-

Porch

Carpet. Double glazed windows. Door to sun lounge and door to-

Entrance Hallway

Radiator. Carpet. Understairs cupboard. Double glazed door to side aspect.

Cloakroom

Low level WC. Wall mounted wash hand basin. Wall mounted gas boiler. Frosted double glazed window.

Sitting/Dining Room

19'3 x 14'10 (5.87m x 4.52m)

Two radiators. Carpet. Serving hatch to kitchen. Double glazed windows to front and side aspects.

Kitchen

8'9 x 7'5 (2.67m x 2.26m)

Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset four ring electric hob with electric oven and grill under. Range of wall mounted units. Space for fridge freezer. Space and plumbing for washing machine. Double glazed door to rear.

Sun Lounge

11'3 x 7'5 (3.43m x 2.26m)

Radiator. Carpet. Double glazed windows to rear and side aspect. Double glazed door to rear garden.

Stairs from Ground to First Floor Landing

Airing cupboard. Loft hatch (not inspected). Double glazed window to side aspect.

Bedroom 1

15;9 x 11'6 (4.57m;2.74m x 3.51m)

Radiator. Carpet. Built in wardrobe. Double glazed windows to front and side aspects and views towards South Downs.

Bedroom 2

12'9 x 9'2 (3.89m x 2.79m)

Radiator. Carpet. Built in wardrobe. Double glazed window to rear aspect.

Modern Shower Room/WC

Large walk in shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Frosted double glazed window.

Outside

There are attractive and established gardens to the front and rear of the property, the rear extending to approximately 90' in length.

Parking

A driveway to the side provides invaluable off street parking.

Garage

22'2 x 8'76 (6.76m x 2.44m)

Up and over door. Light and power. Door to garden.

COUNCIL TAX BAND = D

EPC = D

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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.