



## **10 CHURCH STREET, WILLINGDON VILLAGE**

**£375,000 FREEHOLD**

**Accommodation:** End of Terrace House, Three Bedrooms, Lounge/Diner, Hallway, Kitchen, Downstairs Shower Room, First Floor Bathroom, Double Glazed Windows, Gas Central Heating, Rear Garden, Front Garden, Garage & Off-Road Parking.

Situated in a highly desirable location within picturesque Willingdon Village at the foot of The South Downs this family sized home needs some modernisation throughout but represents a wonderful opportunity to make improvements to meet your needs with versatile accommodation. Offered with no onward chain, this three bedroom, two bathroom home benefits from a garage and off-road parking and a front garden. In addition there is an attractive rear garden with sun deck. To avoid disappointment don't delay call The Exchange Property Services on 01323 489560 to arrange your appointment to view.

Canopied porch, exterior light & door to:

## GROUND FLOOR

---

### Hallway

Staircase to first floor with built in cupboard under, utility cupboard with plumbing for a washing machine, radiator:

### Lounge/Diner

6.83m (22'5") reducing to 2.21m (7'3") x 4.4m (14'5") reducing to 3.55m (11'7")

Double glazed window to rear, double glazed doors opening onto rear garden, radiators, feature fireplace, coved ceiling:



### Kitchen

3.15m (10'3") x 2.75m (9'0")

Fitted with a range of base units, cupboards & drawers with laminate worktop space over fitted electric oven, inset electric hob with extractor hood above, single bowl inset sink & drainer, partly tiled walls, built in larder cupboard, double glazed window to front:



### Downstairs Shower Wet Room

Comprising tiled walls, wall mounted electric shower, wall mounted wash hand basin, low-level WC, double glazed window to front, radiator:



---

## FIRST FLOOR

### First Floor Landing

Radiator, Loft access:

### Bedroom 1

3.14m (10'3) plus fitted wardrobe x 3.18m (10'5")

Double glazed window to front, radiator, partly covered ceiling, fitted wardrobe:



### Bedroom 2

4.19m (13'8") reducing to 3.18m (10'5") x 3.58m (11'8") reducing to 2.55m (8'4")  
Double glazed window to rear, radiator, partly covered ceiling, fitted wardrobe:



### Bedroom 3

3.59m (11'9") x 2.55m (8'4")  
Double glazed window to rear, radiator, coved ceiling:



### Bathroom

Comprising panelled bath, vanity unit wash hand basin, low-level WC, double glazed window to front, partly tiled walls, heated towel rail, radiator, airing cupboard with wall mounted gas boiler:



## Outside

### Front Garden

Off Road Parking, storage cupboard, outside tap:

### Garage

5.20m (17'0") x 2.49m (8'1")

Up & over door, power points

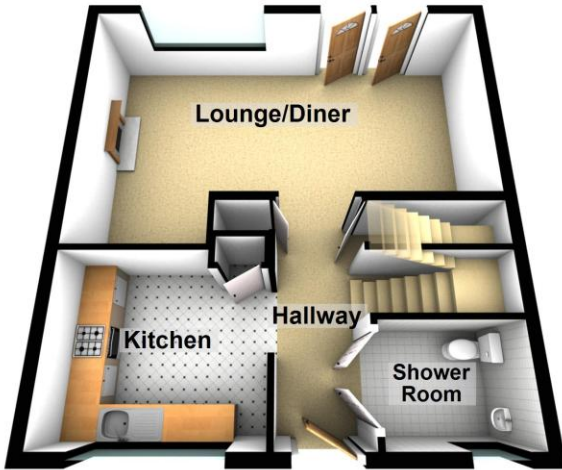
### Rear Garden

24.7m (81'0") x 7.39m (24'0")

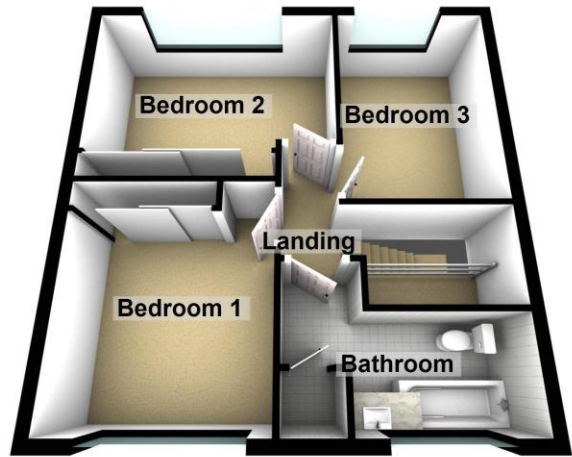
Fencing & wall to sides & rear, gated rear access, lawn, decking, arbour:



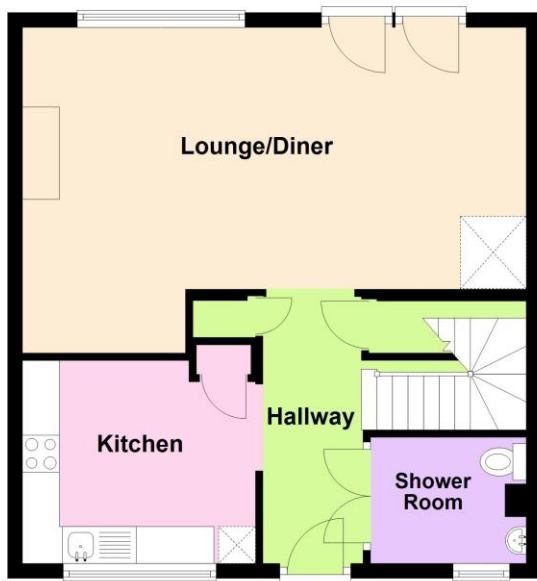
**Ground Floor**



**First Floor**



**Ground Floor**



**First Floor**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## Breakdown of property's energy performance

### Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Good
Roof	Pitched, 250 mm loft insulation	Good
Window	Mostly double glazing	Poor
Main heating	Boiler and radiators, mains gas	Good

**IMPORTANT INFORMATION:** 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 happy 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 or licensed conveyancer 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 or conveyancer will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale. If you do not have a solicitor or conveyance we would be happy to recommend one.

**ADDITIONAL SERVICES:** [\(VISIT OUR WEBSITE FOR MORE INFORMATION\)](#) :

#### THE EXCHANGE PROPERTY SERVICES:

Thinking of selling? The Exchange Property Services offers huge savings on traditional Estate Agency fees with our popular fixed fees from just £360 inclusive of VAT or a traditional commission option payable on completion based on just 0.6% inclusive of VAT with a no sale, no fee guarantee. Make your property stand out at no extra cost; we use virtual tours, detailed floor plans, eye catching for sale boards, video tours and social media to market your home. We don't believe in restrictive agency agreements so all of our agency agreements are on a multiple agency basis.

#### THE EXCHANGE LETTING & MANAGEMENT:

We offer a wide range of services for new or experienced landlords looking to let their property, including Let Only, Rent Collection or Full Management to suit your individual needs. Utilising our unrivalled marketing which includes virtual tours, detailed floor plans, eye catching for sale boards, video tours and social media to help let your property quickly combined with competitive fees & discounts available for portfolios.

#### THE EXCHANGE MORTGAGE SERVICES:

If you require a mortgage to purchase your new home, a buy to let investment, want more information on the government "Help to Buy Scheme" or if you decide not to move and are considering re-mortgaging, "The Exchange Mortgage Services" can assist you with professional mortgage advice offering advice and recommendation regarding a comprehensive range of mortgages from across the market.

*Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for this advice. The exact amount will depend on your circumstances but we estimate it will be £250 or 0.5% payable upon completion of your mortgage.*

#### PERCY WYNDHAM COUNTRY & EXCLUSIVE HOMES:

If you're looking to sell or let a Country or Exclusive Home, our "Percy Wyndham" brand specialises in selling or letting properties which require that extra attention to detail to present your property in the manner it deserves using virtual tours, detailed floor plans, eye catching for sale boards, video tours, social media to market your home combined with competitive agency fees and agreements.

#### FOLLOW THE EXCHANGE ON SOCIAL MEDIA:



Like 'The Exchange Property Services' on Facebook



Follow 'The Exchange Property Services' on Instagram



Follow 'The Exchange Property Services' on Twitter



Subscribe to 'The Exchange' to watch our video tours

The Exchange

Property Services  
Mortgage Services  
Letting & Management Services

[www.theexchangeonline.co.uk](http://www.theexchangeonline.co.uk)

Tel: 01323 489560

Email: [info@exchangegrouponline.co.uk](mailto:info@exchangegrouponline.co.uk)