

4 Willingdon Park Drive,
Eastbourne, BN22 0BP

Freehold

£499,950



3 Bedroom 1 Reception 1 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

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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This beautifully presented three bedroom detached home is offered in pristine condition throughout, with excellent kerb appeal and a welcoming brick laid driveway to the front. A tandem driveway runs alongside the property, leading to the garage, providing ample parking. The ground floor has been thoughtfully extended and offers a superb flow, comprising a bright lounge, dining room, an inviting orangery, a modern fitted kitchen and the added convenience of a ground floor WC. Upstairs, the first floor hosts three well proportioned bedrooms and a contemporary shower room, ideal for family living. Outside, the property boasts a well kept, private rear garden enhanced by mature trees and shrubbery, creating a peaceful retreat. Perfectly positioned close to Hampden Park, Hampden Park train station, reputable schools, shops and local amenities, this home combines modern comfort with convenience, making it an ideal choice for families and commuters alike.

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Main Features

- Detached House
- 3 Bedrooms
- Cloakroom
- Lounge & Dining Room
- Orangery
- Kitchen
- Shower Room/WC
- Lawned Garden with Patio Seating Area
- Large Driveway for Multiple Vehicles
- Garage

Entrance
Double glazed front door to-

Porch
Double glazed windows to front and side aspects. Inner door to-

Hallway
Radiator. Understairs cupboard. Double glazed window.

Cloakroom
Low level WC. Wash hand basin with mixer tap. Frosted double glazed window.

Lounge
12'6 x 11'5 (3.81m x 3.48m)
Radiator. Feature fireplace. Triple glazed window to front aspect. Large opening to-

Dining Room
10'8 x 10'4 (3.25m x 3.15m)
Radiator. Large opening to-

Orangery
17'9 x 10'6 (5.41m x 3.20m)
Double glazed door to driveway. Underfloor heating. Double glazed bi folding doors onto garden.

Kitchen
9'11 x 8'5 (3.02m x 2.57m)
Fitted range of base units with stone worktops, inset counter sunk sink with mixer tap. Four ring gas hob with extractor over. Eye level oven. Integrated fridge freezer and dishwasher. Space and plumbing for washing machine.

Stairs from Ground to First Floor Landing
Airing cupboard. Loft access (not inspected). Double glazed window to side aspect.

Bedroom 1
11'7 x 8'7 (3.53m x 2.62m)
Radiator. Double glazed window to front aspect.

Bedroom 2
10'6 x 10'1 (3.20m x 3.07m)
Radiator. Built in wardrobe. Double glazed window to rear aspect.

Bedroom 3
8'2 x 7'2 (2.49m x 2.18m)
Radiator. Built in wardrobe. Double glazed window to front aspect.

Shower Room/WC
Walk in shower cubicle with waterfall showerhead and secondary showerhead. Wash hand basin with mixer tap and cupboard below. Low level WC with concealed cistern. Heated towel rail. Tiled walls. Frosted double glazed window.

Outside
The rear garden is mainly laid to lawn with a patio seating area adjoining the orangery, there is a second small patio area with a pagoda at the rear of the garden. There are matured trees, plants and shrubbery which have been thoughtfully placed for added privacy. Fenced boundaries. There is a timber built lean to to the side and a garden cabin/summerhouse with light and power.

Parking
There is a brick paved driveway to the front of the property and a tandem driveway to the side leading to the-

Garage
Up and over door. Door into garden. Light and power. Double glazed window to rear.

COUNCIL TAX BAND = D

EPC = D

