



167 Willingdon Road, Eastbourne, BN20 9AJ

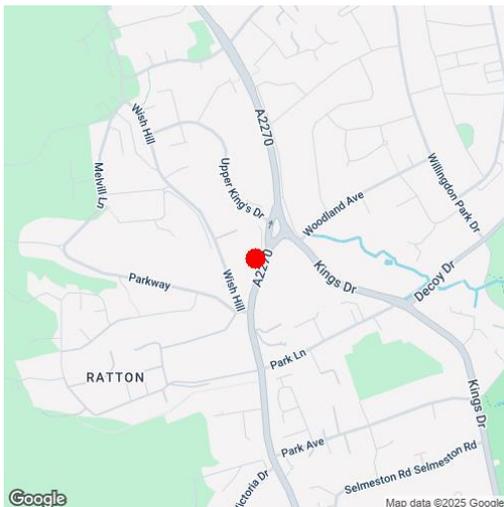
Price £495,000 | Freehold

**LS** Leaper  
Stanbrook

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A recently refurbished four bedroom semi-detached house of pleasing character set within delightful westerly gardens in the Willingdon area of Eastbourne. The accommodation comprises a generous sitting room and superb 22' x 16' open-plan kitchen/dining room with casement doors opening onto the delightful garden. The very recently re-fitted kitchen area has a comprehensive range of modern wall and base units beneath quartz work surfaces, with intergrated appliances which include an oven, hob, dishwasher and washing machine. There are three generous first floor bedrooms with fitted wardrobes which are served by a luxuriously appointed bathroom with both a shower cubicle and bath. A staircase rises to the fourth bedroom with excellent range of cupboards on the second floor. The gardens are an important feature with the latter extending to approximately 60' with a generous patio, a lawn and abundance of mature trees and shrubs providing considerable privacy. A brick paviour driveway provides ample off-road parking in addition to the attached garage with an EV charging point. Other benefits include gas central heating with a new boiler installed within the last 3 years and sealed unit double glazing. Schools catering for all age groups are in the vicinity, with the Willingdon Village amenities and access to the South Downs within a few hundred yards. Eastbourne town centre and railway station are served by the Willingdon Road bus route, An internal inspection is highly recommended to appreciate the merits of this fine family home.





### At a Glance:

- Four bedrooms
- Superb recently created 22' x 16' kitchen/dining room
- Luxuriously appointed bath/shower room
- Delightful secluded westerly facing gardens
- Ample off-road parking and garage
- Gas central heating
- Sealed unit double glazing
- Favoured Willington location

### Accommodation:

#### HALL

#### CLOAKROOM / WC

#### SITTING ROOM

15'0" (4.57m) x 13'6" (4.11m) Into Bay

#### KITCHEN / DINING ROOM

22'4" (6.81m) x 16'2" (4.93m) narrowing to 10'4"

#### FIRST FLOOR LANDING

#### BEDROOM 1

14'0" (4.27m) x 10'6" (3.2m) plus depth of fitted wardrobes to one wall

#### BEDROOM 2

13'0" (3.96m) x 11'0" (3.35m) Plus Alcove

#### BEDROOM 4

9'10" (3m) x 9'4" (2.84m)

#### BATH / SHOWER ROOM

#### Stairs rise to:

#### BEDROOM 3

15'0" (4.57m) x 14'8" (4.47m) With some restricted headroom

#### OUTSIDE:

#### GARDENS FRONT AND REAR

#### GARAGE

and off-road parking

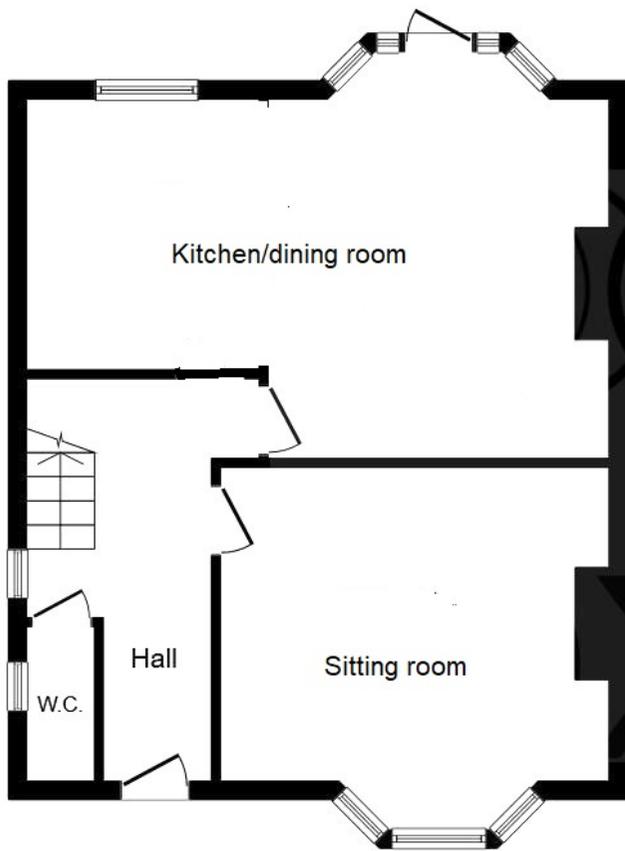
#### COUNCIL TAX:

Band 'D'

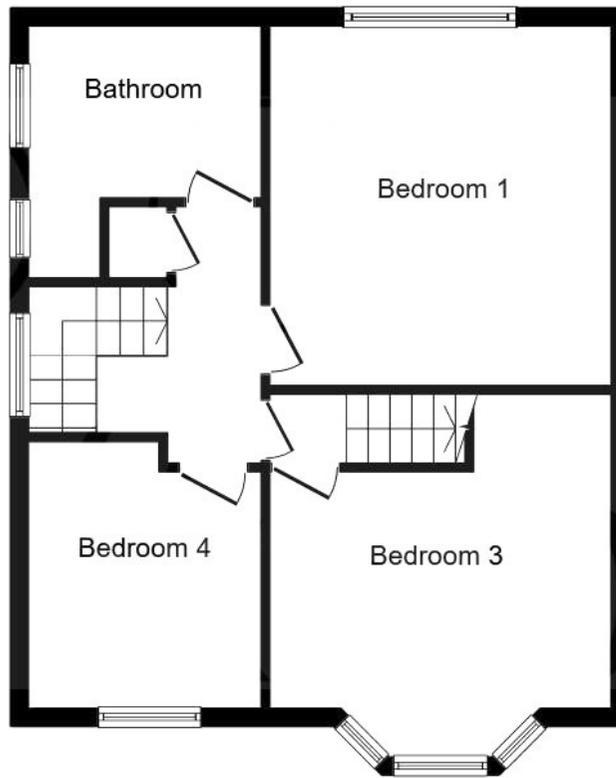
#### EPC:

'E'

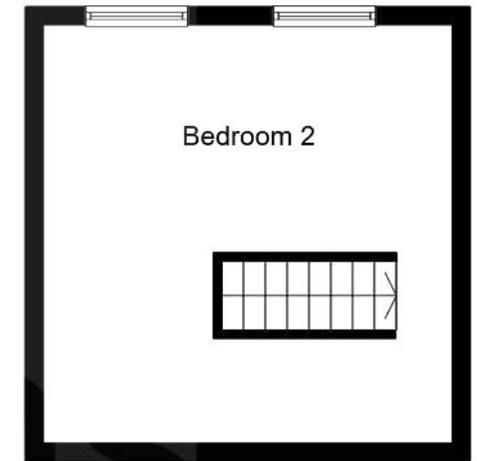




**Ground Floor**



**First Floor**



**Second Floor**

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