



# TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



1 Reception



1 Bathroom

## £395,000



## 19 Portsdown Way, Eastbourne, BN20 9LH

A rare opportunity to acquire a substantial semi detached bungalow with truly spectacular views across the South Downs. Occupying a generous plot in the heart of Willingdon Village, this chain free home offers exceptional potential alongside a setting that is simply hard to replicate. The westerly facing rear garden, together with the lounge, conservatory and kitchen, all take full advantage of the breathtaking countryside backdrop, creating a wonderful sense of space and tranquillity. Internally, the property features a particularly spacious entrance hall, a comfortable lounge opening into the conservatory, a well proportioned kitchen and two secure porch entrances, enhancing both practicality and peace of mind. Outside, the plot widens significantly towards the front, providing scope for additional off road parking if required, whilst already benefiting from front, side and rear gardens, a long private driveway and a detached single garage. Further advantages include a brand new boiler, double glazing throughout and a highly sought after village location. With immediate access to the surrounding downland and scenic walks towards Jevington, Chalk Farm and local country pubs, whilst remaining close to village amenities, transport links and schools, this is an exceptional bungalow that must be viewed to be fully appreciated.

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## Main Features

- Chain Free Semi Detached Bungalow
- Stunning South Downs Views
- Westerly Facing Garden
- Lounge & Conservatory Enjoying Countryside Outlooks
- Spacious Entrance Hall
- Kitchen With Views Towards The Downs
- Driveway & Detached Garage
- Generous Plot With Potential For Additional Parking
- Brand New Boiler & Double Glazing
- Prime Willingdon Village Location Close To Amenities & Downland Walks

### Entrance

Double glazed front door to-

### Porch

Inner door to-

### Hallway

Radiator. Airing cupboard housing new boiler. Loft access (not inspected).

### Lounge

18'3 x 12'2 (5.56m x 3.71m)

Radiator. Gas fireplace. Double glazed window to front aspect. Double glazed window and door to conservatory.

### Conservatory

11'7 x 8'9 (3.53m x 2.67m)

UPVC and brick construction. Radiator. Double glazed windows. Double glazed door to garden.

### Kitchen

16'0 x 10'2 (4.88m x 3.10m)

Fitted range of wall and base units, surrounding worktops with inset one and a half bowl sink unit and mixer tap. Gas hob with double oven under and extractor over. Space and plumbing for washing machine. Two undercounter spaces. Breakfast bar area. Radiator. Two double glazed windows to rear aspect. Double glazed door to-

### Side Porch

Accessed from the driveway and kitchen. UPVC construction.

### Bathroom/WC

Panelled bath with shower over. Low level WC with concealed cistern. Wash hand basin with mixer tap and cupboard below. Radiator. Fully tiled walls. Frosted double glazed window.

### Bedroom 1

12'1 x 10'0 (3.68m x 3.05m)

Radiator. Fitted wardrobes. Double glazed window to front aspect.

### Bedroom 2

8'7 x 8'4 (2.62m x 2.54m)

Radiator. Double glazed window to side aspect.

### Outside

The rear garden is mainly laid to lawn with an area of patio adjoining the bungalow from the conservatory, as well as planted borders, mature shrubbery and fenced boundaries. The garden has superb views of The South Downs.

The front garden is mainly laid to lawn with a variety of mature plants and small trees. There is a pathway to the front door and a gate for access to the Westerly facing rear garden.

### Parking

A driveway to the front of the property provides off road parking and access to the-

### Garage

17'11" x 9'1" (5.47 x 2.78 )

Up and over door.

**COUNCIL TAX BAND = C**

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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.