

**Valuers, Land & Estate Agents**

6 Cornfield Road  
Eastbourne  
East Sussex BN21 4PJ

**Tel: (01323) 722222**

**Fax: (01323) 722226**

[eastbourne@taylor-engley.co.uk](mailto:eastbourne@taylor-engley.co.uk)

[www.taylor-engley.co.uk](http://www.taylor-engley.co.uk)

est. 1978



**Taylor Engley**



**18 Coopers Hill, Willingdon, Eastbourne, East Sussex, BN20 9JB**

**Asking Price £599,950 Freehold**

Nestled in the heart of the much-loved Willingdon Village, this handsome three-bedroom detached home enjoys outstanding views across the South Downs National Park - a rare and captivating backdrop visible from multiple rooms. The property comes with a significant bonus: in addition to the generous block-paved driveway to the front, there is a substantial secondary garden area accessed both from the property and also via a five-bar gate from Tas Combe Way offering exciting potential for a garage, home office, studio or additional garden space (subject to planning and any restrictive covenants). Thoughtfully extended, in excellent order, and offered chain-free, this is a home that is truly worth viewing. EPC = D.



The property occupies a prime location within highly sought after of Willingdon Village area, being within walking distance of the the village which features two public houses, St. Mary's Church a Thai restaurant and coffee shop. Access onto the The South Downs National Park can be found opposite the property and bus services pass along the nearby Willingdon Road. Eastbourne's Town centre which offers a comprehensive range of shopping facilities is approximately three miles distant. Mainline railway stations can also be found at Polegate and Hampden Park. Further local amenities also include the David Lloyd Leisure Club and Willingdon Golf Course.

**\* BEAUTIFUL VIEWS OF THE SOUTH DOWNS NATIONAL PARK \* DETACHED HOME IN FAVOURED WILLINGDON VILLAGE LOCATION \* THREE BEDROOMS \* BAY FRONTED SITTING ROOM \* EXTENDED KITCHEN/DINING ROOM \* UTILITY ROOM \* DRIVEWAY PARKING TO FRONT AND ADDITIONAL PARKING TO REAR \* GARDENS \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* CHAIN FREE \***



## The accommodation

Comprises:

Covered open porch with front door opening to:

### Entrance Hall

Radiator, understairs cupboard, central heating thermostat.

### Cloakroom

Low level wc, wash hand basin set into cabinet, window to rear.

### Sitting Room

18'7 x 12'11 max (5.66m x 3.94m max)

(12'11 max into bay)

Bay window to front and downland views, two radiators.

### Kitchen/Dining Room

22' max x 10'9 max (6.71m max x 3.28m max)

(maximum overall measurements include depth of fitted units)

Extended room comprises range of base and wall mounted cupboards, worktops with upstand and inset single drainer one and a half bowl sink unit, electric eye level oven with cupboards above and below, electric hob with extractor fan over, dishwasher, vertical radiator, wide opening to dining area, being triple aspect, two radiators, Bi fold doors opening to rear garden.

### Utility Room

9'6 max x 8' max (2.90m max x 2.44m max)

(maximum measurements include depth of fitted units)

Radiator, plumbing for washing machine, wall mounted cupboard, window to rear and door to side opening to:

### Side Porch

Having door to the rear garden.

Stairs rising from entrance hall to:

### First Floor Landing

Window with outlook to rear, airing cupboard housing cylinder, radiator

### Bedroom 1

12'2 x 12' (3.71m x 3.66m)

Double aspect room with outstanding downland views, radiator.

### Bedroom 2

10'9 x 10'5 (3.28m x 3.18m)

Double aspect room with windows to rear and side, radiator.

### Bedroom 3

9'3 x 6'4 (2.82m x 1.93m)

Downland views, radiator.

### Bathroom

Spacious bathroom, bath, shower cubicle with rainfall and hand held shower fittings, low level wc with concealed cistern, tiled walls, tiled floor, chrome effect heated towel rail, downlighters, window to rear.

### Driveway Parking to Front

Spacious blocked paved driveway providing ample off road parking and having EV charger.

### Front Garden

Having area laid to lawn

### Rear Garden

Level rear garden currently divided by a fence into two areas, to the immediate rear of the property there is a spacious patio area and area laid to lawn, outside tap, outside power point, integral cupboard, gate opening to area currently used for parking but this area has potential to become additional garden area if desired.

### Rear Parking Area

Separate gated entrance from Tas Combe Way providing access to an area currently used for parking but offering the potential for a garage, home office, storage or development (subject to planning permission and any restrictive covenants). We are informed that the driveway belongs to this property but the neighbouring properties have a shared access.

### COUNCIL TAX BAND:

Council Tax Band - 'E' Wealden District Council

### BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

### FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.









GROSS INTERNAL AREA  
 TOTAL: 106 m<sup>2</sup>/1,147 sq.ft  
 FLOOR 1: 59 m<sup>2</sup>/636 sq.ft, FLOOR 2: 47 m<sup>2</sup>/511 sq.ft  
 EXCLUDED AREAS: SIDE PORCH: 3 m<sup>2</sup>/32 sq.ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.