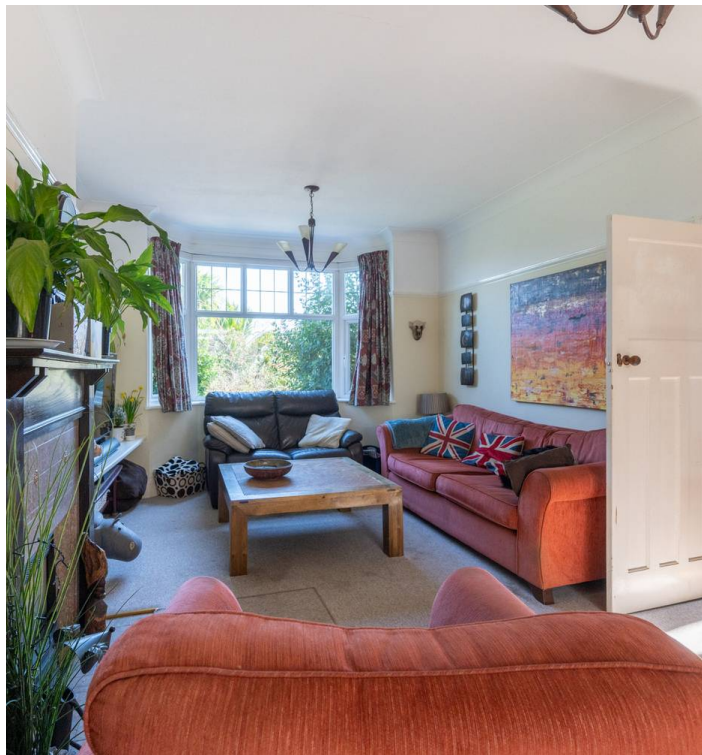
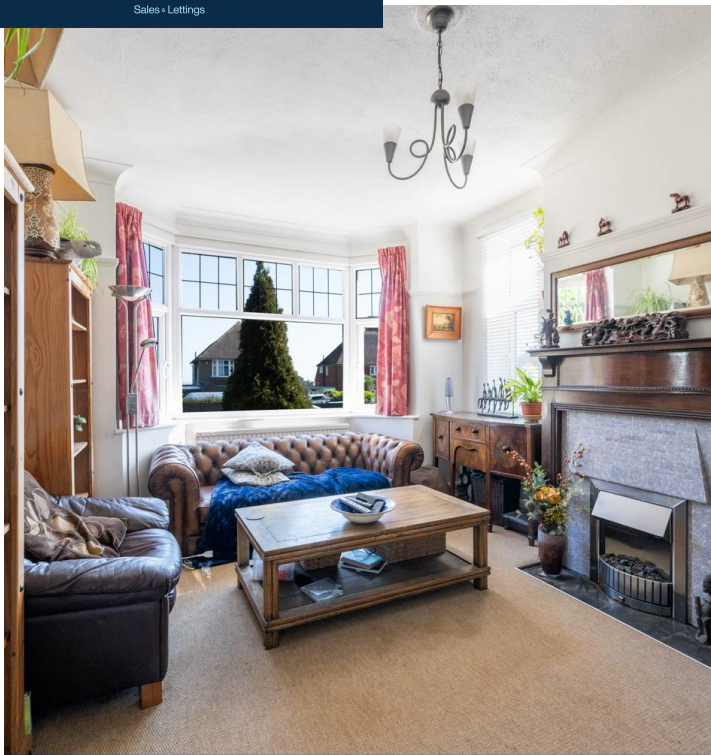




97 Willingdon Road, Eastbourne

Guide Price **£650,000**



97 Willingdon Road

Eastbourne

Spacious five-bed detached home with three reception rooms, large kitchen, west-facing garden, garage, parking, and coastal views. Close to schools, shops, and amenities. Ideal family living.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Impressive Family Home
- Five Bedrooms
- Three Reception Rooms
- Kitchen and Breakfast Room with Pantry and Seperate Walk-in Larder
- Downstairs WC
- Gas Central Heating and Double Glazing
- Elevated position enjoying views towards the Coast.
- Spacious Off Road Parking and Seperate Detached Garage.
- Sunny West Facing Garden
- Located on the edge of Old Town area within close proximity to popular schools





Entrance Hall: Enter through a double-glazed door into a charming porch and spacious hall with oak flooring and an under-stair cupboard.

Dining Room (14' 6" x 11' 11"): Features a double-glazed bay window, a period-style fireplace with an electric fire, and a dual aspect for natural light.

Lounge (19' 8" x 12' 0"): Generous space with a bay window, a stunning gas fireplace, and bi-fold doors leading to a versatile third reception room.

Reception Room Three (25' 7" x 11' 2"): Sunlit room with garden views, two radiators, and direct access to the rear garden.

Kitchen and Breakfast Room (13' 7" x 10' 2"): Well-equipped with a breakfast bar, large window, and space for appliances. **First Floor:** Features a landing with a double-glazed window and loft access. -

Bedroom One (15' 3" x 11' 11"):

Bedroom Two (14' 3" x 11' 6"):

Bedroom Three (12' 0" x 11' 7"):

Bedroom Four (10' 2" x 7' 10"):

Bedroom 5/Office (5' 10" x 4' 10"): Currently an office; potential for en-suite.

Family Bathroom: Stylish with a panelled bath, corner shower cubicle, and elegant fixtures.

Summer House (9' 0" x 9' 0"): Quaint retreat with power and lighting, ideal for relaxation.





FRONT GARDEN

Large front garden with spacious block paved drive-in. Brick raised bed with mature shrubs and trees.

GARDEN

Nestled in a sunny west-facing position, this established garden boasts a generous patio that seamlessly transitions to a spacious lawn area. Lush, mature shrubs and trees provide a vibrant backdrop, creating a serene and inviting atmosphere. A charming pergola enhances the outdoor space, offering a perfect spot for relaxation or al fresco dining. In addition, a delightful timber summer house completes this picturesque setting, making it an ideal retreat for enjoying warm days and tranquil evenings.

GARAGE

Single Garage

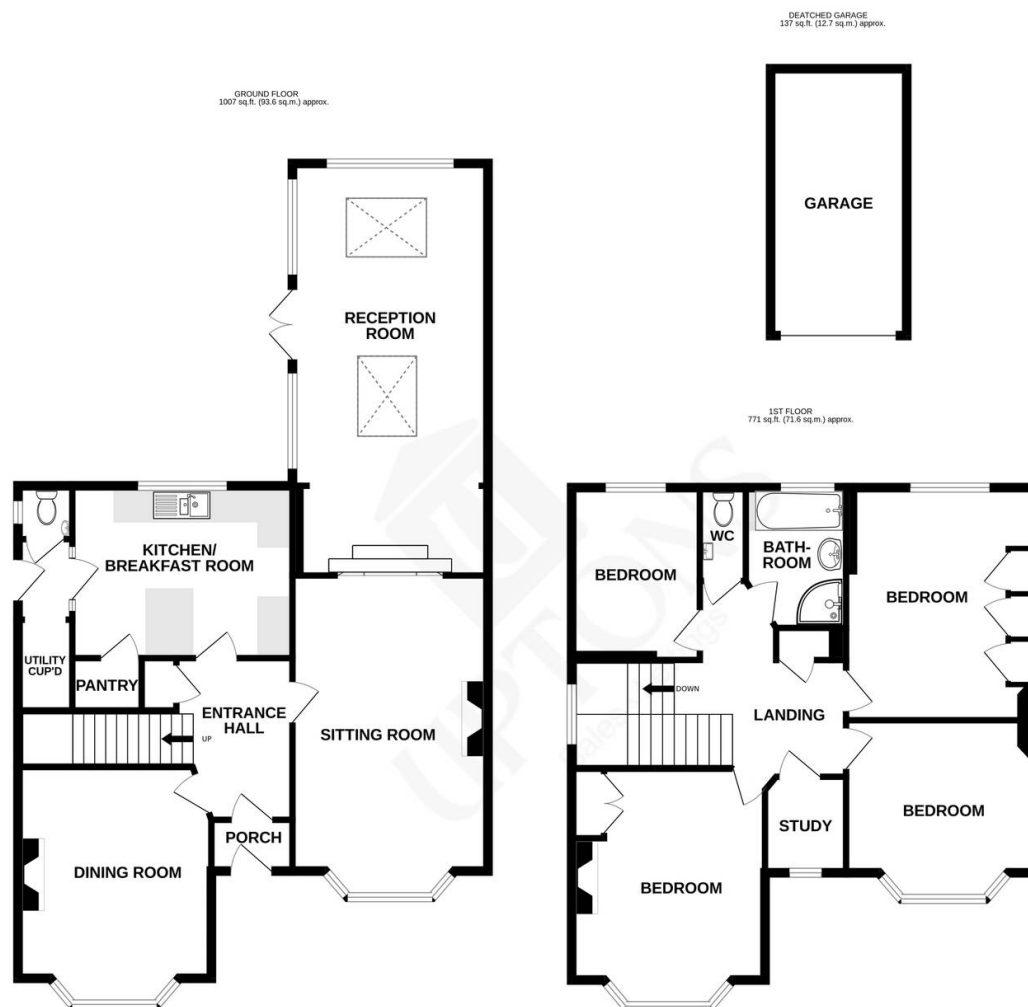
Up and over door.

DRIVEWAY

5 Parking Spaces

Ample drive-in providing off-road parking for five vehicles.





TOTAL FLOOR AREA : 1915 sq.ft. (177.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2026

Uptons Sales & Lettings

11 Penrith Way, Eastbourne – BN23 8NS

01323 914533 • info@weareuptons.co.uk • www.weareuptons.co.uk



UPTONS
Sales • Lettings