





TOWN PROPERTY



01323 412200

Freehold

 3 Bedroom  2 Reception  1 Bathroom

£365,000



## 4 The Court Hoo Gardens, Eastbourne, BN20 9AX

A wonderful three bedroom cottage set in glorious grounds in Willingdon village. Being sold CHAIN FREE the cottage provides spacious and well proportioned accommodation comprising of a ground floor cloakroom, kitchen, lounge with separate dining area and a spacious conservatory that opens onto lawned gardens. The first floor comprises of three bedrooms, one with shower cubicle and a further bathroom. Further benefits include double glazing and gas central heating. There is a garage located in a nearby block and Willingdon Village is within comfortable walking distance. Built into the grounds of the stunning Hoo building, an internal inspection comes highly recommended.

# 4 The Court, Hoo Gardens, Eastbourne, BN20 9AX

# £365,000

## Main Features

- CHAIN FREE Terraced Cottage
- 3 Bedrooms
- Ground Floor Cloakroom
- Kitchen
- Lounge & Separate Dining Area
- Conservatory
- Bathroom/WC
- Lawned Front & Rear Gardens
- Stunning Views Towards The South Downs
- Garage

## Entrance

Front door to-

## Hallway

Radiator. Stairs to first floor. Understairs cupboard.

## Ground Floor Cloakroom

Low level WC. Wash hand basin. Radiator. Part tiled wall. Frosted double glazed window.

## Kitchen

Fitted range of white wall and base units, worktop with inset one and a half bowl sink unit and mixer tap. Cooker point. Space for upright fridge freezer. Space and plumbing for washing machine. Tiled flooring. Radiator. Double glazed window to front aspect.

## Lounge

21'9 x 15'0 (6.63m x 4.57m)

Radiator. Coved ceiling. Dado rail. Stone fireplace and hearth. Door to conservatory. Double glazed window to rear aspect. Opening to-

## Dining Room

13'8 x 8'10 (4.17m x 2.69m)

Radiator. Wall lights. Coved ceiling. Double glazed window to front aspect.

## Conservatory

10'0 x 8'6 (3.05m x 2.59m)

Tiled floor. Built in cupboard. Double glazed windows. Double glazed door to garden.

## Stairs from Ground to First Floor Landing

Airing cupboard with fixed shelving. Loft access (not inspected).

## Bedroom 1

14'8 x 12'2 (4.47m x 3.71m)

Radiator. Double glazed window to rear aspect.

## Bedroom 2

14'8 x 9'6 (4.47m x 2.90m)

Radiator. Double glazed window to rear aspect.

## Bedroom 3

11'8 x 11'1 (3.56m x 3.38m)

Radiator. Eaves storage. Vanity unit with inset wash hand basin and cupboard below. Shower cubicle. Built in walls. Double glazed window to front aspect.

## Bathroom/WC

Panelled bath with mixer tap and handheld shower attachment. Low level WC. Vanity unit with inset wash hand basin with cupboard below. Tiled walls. Radiator. Frosted double glazed window.

## Outside

There is a wonderful lawned area of private garden.

## Garage

Located in a nearby block with an up and over door.

**COUNCIL TAX BAND = D**

**EPC = C**

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