

2 Willingdon Way,  
Eastbourne, BN22 0NJ

Freehold  
Offers In The Region Of  
£425,000



2 Bedroom 2 Reception 1 Bathroom



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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.



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An attractive detached bungalow located in the highly sought after area of Willingdon, offering excellent kerb appeal and a beautifully arranged interior ideal for comfortable everyday living. Formerly a three bedroom home, the property has been thoughtfully adapted to create a spacious and charming two bedroom layout with two reception rooms. To the front, a brick-laid driveway enclosed by a low level brick wall provides off-road parking, leading to an entrance porch and welcoming hallway. There are two generous double bedrooms, with the principal bedroom benefitting from an extensive range of fitted wardrobes, along with an upgraded modern shower room and separate WC. The dual aspect sitting room and separate dining room both enjoy patio doors opening onto a delightful west facing garden, perfect for afternoon sun and outdoor entertaining. Further benefits include a detached garage with power and being sold with no onward chain. This is a well balanced and practical home in a desirable residential setting.

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**Main Features**

- Attractive Detached Bungalow

- 2 Double Bedrooms, Formerly a 3 Bedroom

- Lounge

- Dining Room

- Kitchen

- Shower Room/WC & Separate Cloakroom

- Westerly Facing Rear Garden

- Driveway & Garage

- Double Glazing & Gas Central Heating Throughout

- CHAIN FREE

**Entrance**

Double glazed front door to-

**Entrance Porch**

Double glazed windows. Inner door to-

**Hallway**

Radiator. Cupboard.

**Lounge**

17'5 x 12'3 (5.31m x 3.73m)

Radiator. Electric fireplace. Two double glazed windows to side aspect.

Double glazed patio doors to garden.

**Dining Room**

13'8 x 9'0 (4.17m x 2.74m)

Radiator. Double glazed patio doors to garden. Opening to-

**Kitchen**

10'4 x 9'10 (3.15m x 3.00m)

Fitted range of wall and base units, surrounding worktops with inset single drainer sink unit and mixer tap. Electric hob with double electric oven under. Integrated fridge freezer, dishwasher and washing machine. Double glazed window to side aspect.

**Bedroom 1**

13'5 x 10'1 (4.09m x 3.07m)

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

**Bedroom 2**

9'8 x 8'8 (2.95m x 2.64m)

Radiator. Two double glazed windows to front aspect.

**Shower Room/WC**

Corner shower cubicle. Low level WC. Wash hand basin with mixer tap.

Heated towel rail. Part tiled walls. Frosted double glazed window.

**Cloakroom**

Low level WC. Wash hand basin. Heated towel rail. Frosted double glazed window.

**Outside**

The Westerly facing rear garden is laid to patio with fenced boundaries and raised planted borders. There is access to the-

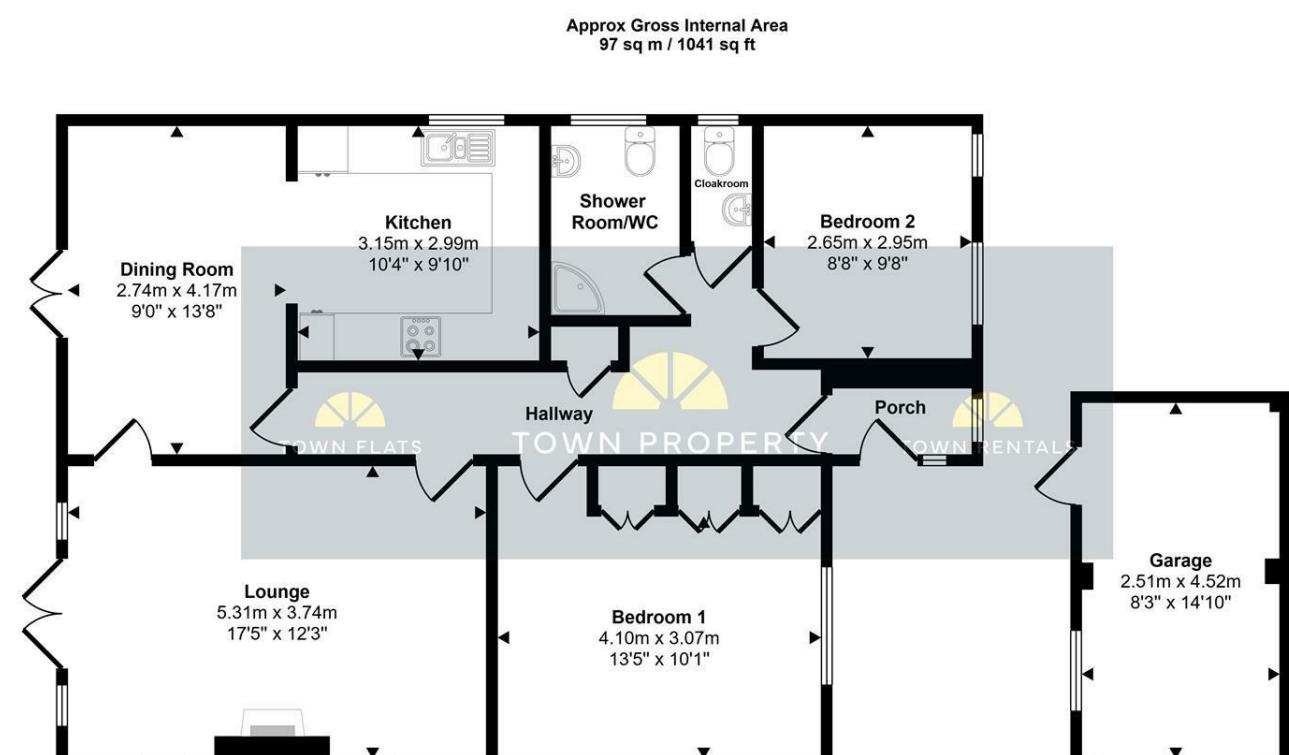
**Garage**

14'10 x 8'3 (4.52m x 2.51m)

Up and over door. Light and power. Door to garden.

**Parking**

A driveway to the front of the property provides off road parking and gated side access to the rear garden and garage.

**COUNCIL TAX BAND = D**

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.