



TOWN PROPERTY



01323 412200

Freehold

Guide Price

£375,000 - £385,000



2 Bedroom



2 Reception



1 Bathroom



12 Willingdon Park Drive, Eastbourne, BN22 0BS

*** GUIDE PRICE £375,000 - £385,000 ***

This charming two bedroom detached house is set on a sought after tree lined road in West Hampden Park, an area highly regarded by commuters and families alike for its excellent local schools, shops and transport links. The property offers generous living space with two bright reception rooms, a well fitted kitchen and a full width conservatory overlooking the garden - perfect for year round entertaining. A convenient ground floor WC/utility room adds practicality to the layout, while the home is offered chain free, making for a smooth and swift purchase. Outside, the property benefits from a private driveway providing ample parking for multiple vehicles, along with a garage for additional storage or workshop space. The large rear garden is a true highlight – beautifully sized and featuring a delightful summer house, ideal for use as a hobby room, home office or quiet retreat. Combining a peaceful residential setting with easy access to Hampden Park station and nearby amenities, this well presented home is not to be missed.

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Main Features

- Detached House
- Cloakroom/Utility
- Lounge
- Dining Room
- Conservatory
- Kitchen
- Shower Room/WC
- Secluded Rear Garden
- Driveway & Garage
- CHAIN FREE

Entrance

Oak front door to-

Hallway

Radiator. Understairs cupboard.

Cloakroom

Low level WC. Wash hand basin with mixer tap and vanity unit below. Wall mounted gas boiler. Space and plumbing for washing machine. Frosted double glazed window.

Lounge

16'8 x 11'4 (5.08m x 3.45m)

Radiator. Fireplace surround with inset electric fire. Double glazed window to front and side aspects.

Dining Room

9'7 x 8'11 (2.92m x 2.72m)

Radiator. Double glazed sliding door to-

Conservatory

14'0 x 9'2 (4.27m x 2.79m)

UPVC and brick construction. Two radiators. Double glazed windows. Double glazed double doors to garden.

Kitchen

9'5 x 7'2 (2.87m x 2.18m)

Fitted range of wall and base units, surrounding worktops with inset single drainer sink unit and mixer tap. Space and plumbing for dishwasher. Space for cooker. Further undercounter space. Part tiled walls. Double glazed window to side aspect.

Stairs from Ground to First Floor Landing

Cupboard. Double glazed window to side aspect. Loft hatch (not inspected).

Bedroom 1

17'0 x 11'9 (5.18m x 3.58m)

Built in wardrobe. Radiator. Double glazed window to front aspect.

Bedroom 2

10'2 x 9'5 (3.10m x 2.87m)

Radiator. Built in wardrobe. Double glazed window to side aspect.

Shower Room/WC

Shower cubicle with wall mounted shower. Low level WC. Wash hand basin with mixer tap. Part tiled walls. Heated towel rail. Frosted double glazed window.

Outside

The rear garden is mainly laid to lawn with an area of patio adjoining the house. There are mature plants, shrubbery and a summerhouse. There is access to the-

Garage

17'1 x 8'9 (5.21m x 2.67m)

Light and power. Door to garden.

Parking

A driveway to the front of the property provides off road parking for multiple vehicles.

EPC = D

COUNCIL TAX BAND = D

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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.