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PROTECTED

**PRS** Property  
Redress  
Scheme



3 Short Brow Close, Lower Willingdon, Eastbourne, East Sussex, BN22 0QX  
Price £290,000, Freehold, Chain Free



Surridge Mison  
ESTATES

We are delighted to present this bright & well-appointed semi-detached bungalow, located in a sought after residential cul-de-sac in Lower Willingdon, Eastbourne. Whilst the property would benefit from some modernisation, the home boasts two bedrooms, a lounge/dining room, kitchen with space for appliances, mature gardens, garage & driveway, all within close proximity to excellent bus routes and local shops.

Whilst benefitting from double glazing & gas central heating, the property will require any new owner to come in and put their stamp on the property. The accommodation on offer begins in an entrance hall, with a built in cupboard housing the boiler. Into the lounge/dining room, with a large window overlooking the rear garden. An inner hallway provides access to the rest of the property, and also provides loft access with a fitted ladder. The kitchen also allows for access to the rear garden, and has plenty of space for appliances. There are two good sized bedrooms, both with fitted wardrobes. There is also a shower room, with a wet room with a mobility friendly enclosure.

Outside, to the rear the garden has a patio area but is mainly laid to lawn. There is a shed and a greenhouse, gated side access and mature planting. To the front is a further lawned area and a driveway. There is also a garage, accessed via up & over door to the front and a personal door.

Short Brow Close is a quiet cul-de-sac conveniently located within a short distance of Freshwater Square shopping facilities, while also being close to the South Downs National Park, offering excellent countryside walks and views. Excellent bus routes are also located at Freshwater Square, with links to Polegate, Eastbourne and Hailsham. There are train stations located nearby at Eastbourne and Polegate, with mainline links to Brighton & London.

Check out the 3D virtual tour!





**Entrance Hall** - 2.72m x 0.91m (8'11" x 3'0") Glazed door to front. Double glazed full height window to front. Built in cupboard housing Baxi boiler and consumer unit. Vinyl flooring. Radiator. Coved ceiling.

**Lounge/Dining Room** - 5.33m x 4.32m (17'6" x 14'2") Double glazed window to rear. Gas fireplace. Radiator. Coved ceiling. Carpeted.

**Inner Hall** - 2.97m x 0.86m (9'9" x 2'10") Loft access, with fitted ladder. Coved ceiling. Carpeted.

**Kitchen** - 2.97m x 2.95m (9'9" x 9'8") Double glazed window to rear and glazed door leading to rear garden. Tiled flooring and partially tiled walls. Radiator. Coved ceiling. Fully fitted with a range of wall and base units with space and plumbing for washing machine and fridge/freezer. Built in single electric oven. Work surfaces with inset stainless steel sink and drainer unit with mixer taps and 4 burner gas hob with fitted stainless steel extractor fan.

**Bedroom Two** - 3.23m x 2.24m (10'7" x 7'4") Double glazed window to front. Fitted wardrobes. Carpeted. Coved ceiling. Radiator.

**Bedroom One** - 3.23m x 2.9m (10'7" x 9'6") Double glazed window to front. Fitted wardrobes, dressing table and chest of drawers. Inset spotlights. Wall lights. TV point. Carpeted. Coved ceiling. Radiator.

**Shower Room** - 3.84m x 1.47m (12'7" x 4'10") Double glazed opaque window to rear. Built in cupboard with hot water tank. Vinyl flooring and partially tiled walls. Inset spotlights. Coved ceiling. Radiator. Towel rail. Suite comprising of mobility friendly wet room style shower, wash hand basin and W.C.

**Garage** - 4.85m x 2.41m (15'11" x 7'11") Single garage with up & over door to front and double glazed personal door. Double glazed window to rear. Power and light.

**Driveway & Front Garden** Block paved driveway providing off road parking. Lawned garden with tree.

**Rear Garden** Mainly laid to lawn with patio area. Mature planting, with trees, shrubs and flower borders. Shed and greenhouse. Fencing surrounds with gated side access.



**Council Tax Band- C | EPC Rating- TBC**

**Utilities** This property has the following utilities:

Water; Mains  
Drainage; Mains  
Gas; Mains  
Electricity; Mains  
Primary Heating; Gas central heating system  
Solar Power; None  
To check broadband visit Openreach:  
<https://www.openreach.com/fibre-checker>  
To check mobile phone coverage, visit Ofcom:  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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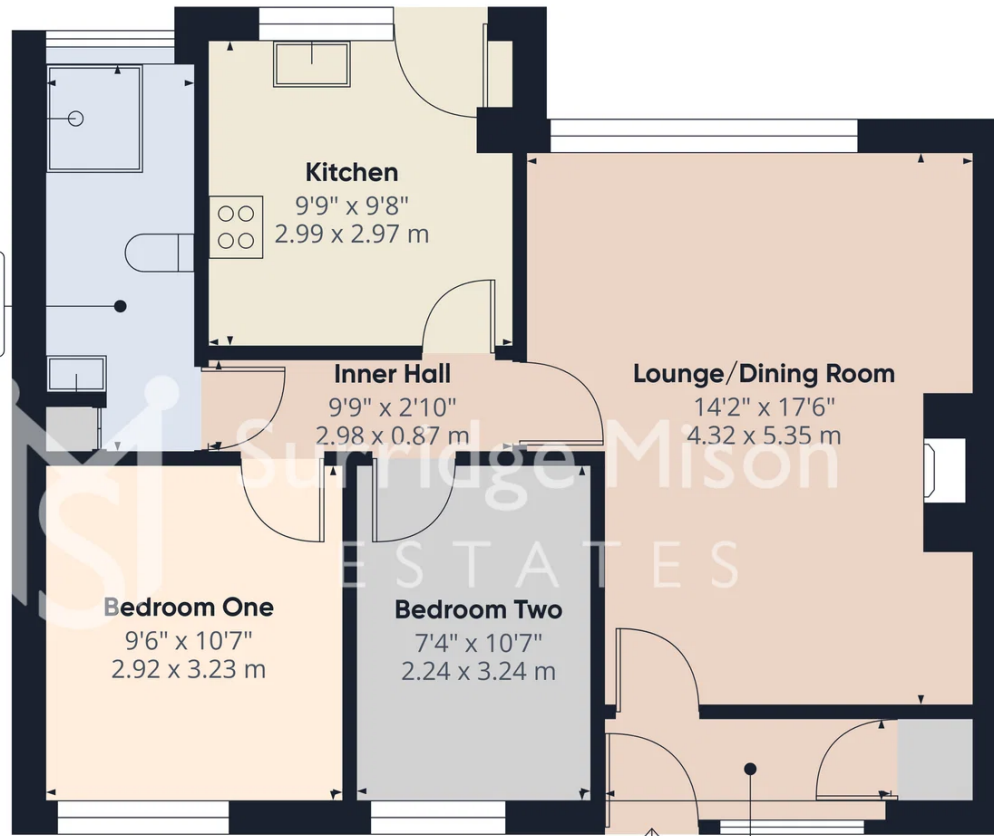
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We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in 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. 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.

**Shower Room**  
4'10" x 12'7"  
1.49 x 3.85 m



**Approximate total area<sup>m</sup>**  
635 ft<sup>2</sup>  
59 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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