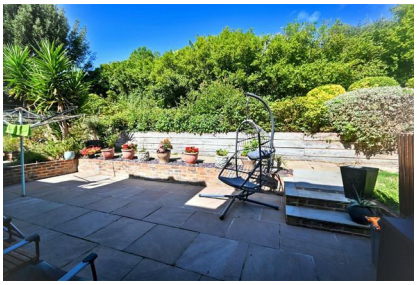
TOWN PROPERTY

01323 412200

Freehold

2 Bedroom | 1 Reception | 2 Bathroom

£375,000



17 Hoo Place, Ruskin Road, Eastbourne, BN20 9AY

A well presented two bedroom cottage style home situated in the highly sought after Willingdon Village. The property offers a particularly spacious layout, with a good sized lounge to the front and an impressive full width modern kitchen/dining room spanning the rear of the ground floor, with doors opening onto the private courtyard garden. A useful ground floor cloakroom completes the ground floor. Upstairs are two double bedrooms, with the principal bedroom benefiting from its own en-suite shower room, alongside a further modern family shower room. Outside, there is a private patio courtyard garden, while the property also benefits from a garage within a nearby block. The property is ideally located within the ever-popular Willingdon Village, close to local amenities, schools and transport links, while Eastbourne town centre and the seafront are also easily accessible. A superb opportunity to acquire a spacious and stylish cottage-style home in a highly desirable village setting.

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Freehold

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Main Features

- Well Presented Two Bedroom Cottage
- Two Double Bedrooms
- Ground Floor Cloakroom
- Spacious Lounge
- Full Width Modern Kitchen/Dining Room
- En Suite To Principal Bedroom
- Modern Family Shower Room
- Private Patio Courtyard Garden
- Garage In Nearby Block
- Popular Willingdon Village Location

Entrance
Frosted double glazed entrance door to-

Lobby
Wood effect flooring. Door to hallway and to-

Ground Floor Cloakroom
Low level WC. Wall mounted wash hand basin. Fully tiled walls. Wood effect flooring. Frosted double glazed window.

Hallway
Coved ceiling. Radiator. Carpet. Built in cupboard.

Lounge
17'5 x 14'4 (5.31m x 4.37m)
Feature fireplace with ornate surround and tiled hearth. Carpet. Radiator. Coved ceiling. Double glazed window to front aspect.

Luxury Fitted Kitchen/Dining Room
23'3 x 9'6 (7.09m x 2.90m)
Fitted range of wall and base units, marble effect worktop with inset single drainer sink unit and mixer tap. Built in electric hob and eye level oven. Stainless steel extractor cookerhood. Integrated washing machine and dishwasher. Space for upright fridge freezer. Radiator. Coved ceiling. Inset spotlights. Two sets of doors to rear garden.

Stairs From Ground To First Floor Landing
Carpet. Loft hatch (not inspected).

Stunning Double Aspect Master Bedroom
23'2 x 12'7 (7.06m x 3.84m)
Radiator. Eaves storage cupboard. Carpet. Double glazed window to front and rear aspect. Door to-

En-Suite Shower Room
Shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap. Part tiled walls. Extractor fan. Inset spotlights.

Bedroom 2
10'1 x 10'7 (3.07m x 3.23m)
Radiator. Eaves storage cupboard. Carpet. Double glazed window to rear aspect.

Modern Shower Room/WC
Shower cubicle with wall mounted shower. Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Part panelled wall. Inset spotlights. Frosted double glazed window.

Outside
The courtyard garden is laid to patio with an outside light and tap.

Garage
There is also a garage with an up and over door in a nearby block.

COUNCIL TAX BAND = D

EPC = 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.