



**Cheriton, 312 Willingdon Road, Eastbourne, BN20 9JT**

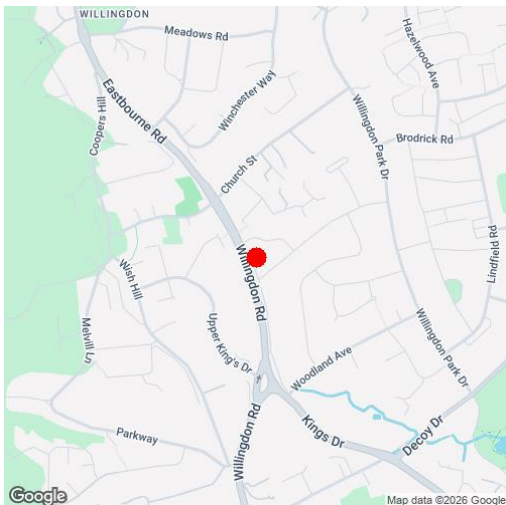
Guide Price £475,000 | Freehold

**LS Leaper  
Stanbrook**

TOWN CENTRE OFFICE  
**01323 416716**

MEADS STREET OFFICE  
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A pleasing three/four bedroom detached chalet-style residence of individual design, set well back from the road in the Willingdon area of Eastbourne, available with no onward chain. Cheriton is accessed via a slip road adjacent to Willingdon Road and provides well-proportioned and versatile accommodation over two floors. The ground floor comprises a generous sitting room, a fitted kitchen with a range of matching wall and base units together with an integrated fridge and freezer. There are two ground floor bedrooms one of which could be used as a dining room together with a shower room and separate cloakroom//wc. The two double first floor bedrooms both have en-suite shower rooms and enjoy views to The South Downs. The house is set within manageable gardens which are principally laid to lawn: the rear extends to approximately 40' with a brick-built summerhouse, whilst a driveway provides ample off-road parking and access to the double length garage at the front. Although the house would benefit from some modernisation and redecoration it has gas central heating and sealed unit double glazing and one could easily move in and make improvements over time. Located within two hundred yards of Church Street, the house provides easy access to The South Downs, whilst there are two popular local pubs and a Thai restaurant within a few hundred yards. Eastbourne town centre, served by buses that stop nearby, is approximately 2.5 miles away.





### At a Glance:

- Detached chalet-style house of individual design
- Three/four bedrooms
- One/two reception rooms
- Three shower rooms (two en-suite)
- Double length garage
- Manageable gardens
- Gas central heating
- Sealed unit double glazing
- No onward chain

### Accommodation:

#### HALL

#### CLOAKROOM / WC

#### LIVING ROOM

19'9" (6.02m) x 12'0" (3.66m)

#### KITCHEN

11'9" (3.58m) x 10'9" (3.28m) Plus Recess

#### COVERED WAY

13'2" (4.01m) x 2'6" (0.76m)

#### DINING ROOM / BEDROOM 4

12'0" (3.66m) x 10'2" (3.1m) Plus Recess

#### BEDROOM 3

14'9" (4.5m) x 9'0" (2.74m) Plus Recess

#### SHOWER ROOM

#### FIRST FLOOR LANDING

#### BEDROOM 1

16'0" (4.88m) x 12'0" (3.66m)

#### EN-SUITE SHOWER ROOM

#### BEDROOM 2

16'0" (4.88m) x 12'0" (3.66m) Access to large loft space

#### EN-SUITE SHOWER ROOM

#### OUTSIDE:

#### GARDENS FRONT AND REAR

#### DOUBLE LENGTH GARAGE

29'2" (8.89m) x 8'6" (2.59m)

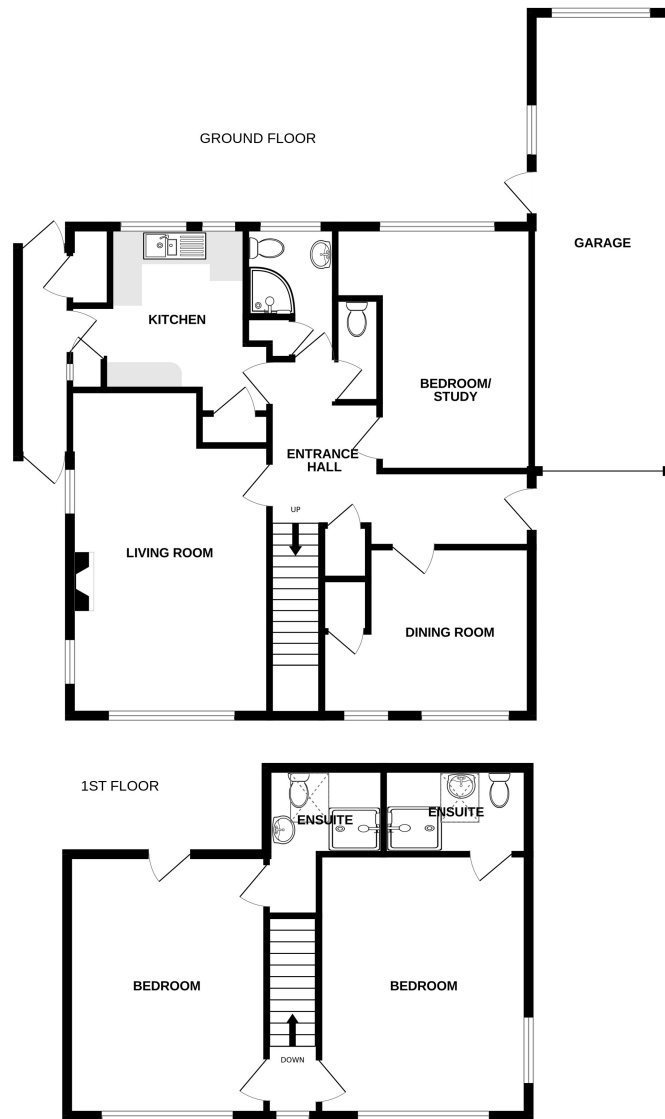
#### COUNCIL TAX:

Band 'E'

#### EPC:

'D'





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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