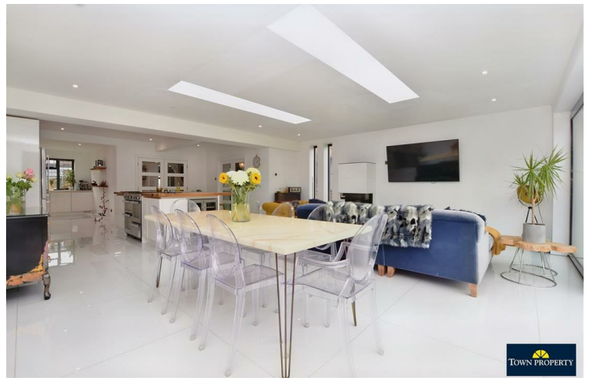
Freehold

70 Church Street, Willingdon, BN22 0HX

£850,000



3 Bedroom 2 Reception 2 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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Guide Price £850,000 - £875,000

Enviably located in the heart of Willingdon Village, this attractive detached house has three bedrooms and has been skilfully extended with many appealing features. The property is notable for its fitted kitchen/breakfast room with Quartz worktops, integrated and freestanding appliances all of which are included, and the impressive central peninsular featuring a bespoke wood & resin worktop and high stools. This adjoins the triple aspect family/garden/dining room where there is a wood burner, a lantern roof and contemporary windows and sliding doors opening onto the majestic and secluded Southerly facing rear gardens. In addition, there is a triple aspect sitting room, cloakroom and a Hamilton lighting and audio system with panel controls. The master bedroom is complimented by a decedent en suite bathroom/wc with a further family shower room/wc also included. The gardens to the rear are well planted and include a new Indian sandstone patio area and covered pergola, whilst the front has lavender beds and stunning Dahlia's. Ample parking is provided to the front with a driveway and a detached oversize garage. The Village has some lovely pubs, eateries and garden centre with easy access to down land walks and the nearby Villages of Jevington and Wannock. Excellent bus services run to Polegate and Eastbourne with local schools serving all ages groups also close by.

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Main Features

- Stylish Extended Detached House
- Entrance Hallway
- Cloakroom
- Triple Aspect Sitting Room
- Triple Aspect Family/Garden/Dining Room Area
- Double Aspect Kitchen/Breakfast Area
- En-Suite Bathroom/WC to Master Bedroom
- Further Shower Room/WC
- Landscaped Gardens
- Driveway & Detached Garage

Entrance
Covered entrance with oak front door to-

Entrance Hallway
Radiator. Understairs cupboard. Wood flooring.

Cloakroom
Low level WC. Wall mounted wash hand bowl inset into bespoke wood/resin worktop. Tiled flooring with underfloor heating. Frosted double glazed window.

Triple Aspect Sitting Room
19'6 x 14'0 (5.94m x 4.27m)
Feature fireplace with controlled gas fire. Carpet. Radiator. Double glazed windows to front, rear and side aspects. Glass panelled double doors to-

Triple Aspect Family/Garden/Dining Room
20'11 x 19'3 (6.38m x 5.87m)
Radiator. Tiled flooring with underfloor heating. Lantern roof. Sliding patio doors to rear garden. Space for log burner (not included as seen).

Double Aspect Kitchen/Breakfast Area
13'10 x 7'9 (kitchen area) 17'1 x 10'6 (breakfast (4.22m x 2.36m (kitchen area) 5.21m x 3.20m (breakf)
Range of units comprising of bowl and a half sink bowl inset into Quartz worktops and mixer tap with cupboards and drawers under with soft closures. Integrated washing machine, tumble dryer, dishwasher and microwave. Space for American style fridge freezer. Range of storage units. Central island with bespoke timber/resin worktops/breakfast bar. Space for and including range cooker. Space for wine chiller. Base storage units. Tiled flooring with underfloor heating. Double glazed windows to front and side aspects.

Stairs from Ground to First Floor Landing:
Radiator. Two storage cupboards. Access to loft with ladder (not inspected). Double glazed window to front aspect.

Master Bedroom
15'2 x 11'2 (4.62m x 3.40m)
Radiator. Wood flooring. Double glazed windows to front and side aspects.

Luxury En-Suite Bathroom/WC
Freestanding bath with mixer tap and shower attachment. Pedestal wash hand basin with mixer tap and wood/resin worktop. Low level WC. Wood flooring. Part tiled walls. Frosted double glazed window.

Bedroom 2
11'3 x 10'9 (3.43m x 3.28m)
Radiator. Wood flooring. Double glazed windows to rear and side aspects.

Bedroom 3
11'2 x 8'6 (3.40m x 2.59m)
Radiator. Wood flooring. Double glazed window to front and side aspects.

Shower Room/WC
Oversized walk in shower cubicle with wall mounted shower. Wall mounted wash hand basin with mixer tap and wood/resin worktop. Low level WC. Tiled flooring. Part panelled walls. Frosted double glazed window.

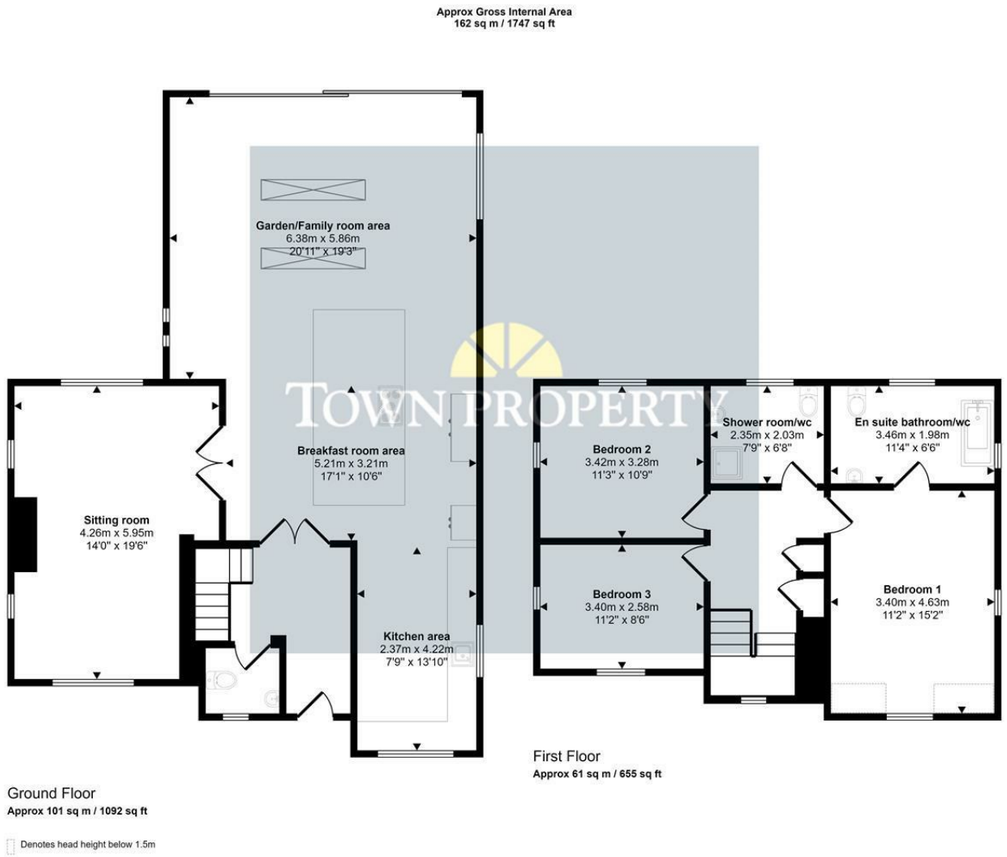
Outside
The landscaped gardens here are stunning and to the rear enjoy a secluded Southerly aspect. Laid essentially to lawn, there is a new Indian sandstone patio, a substantial pergola and borders planted with palm trees, shrubs and pretty flowers. The flint walled front garden is notable for lavender beds and further lawn.

Parking
A driveway provides off street parking and leads to the oversize garage.

Garage
18'02 x 12'60 (5.54m x 3.66m)
This has an up and over door, electric light and power. Door to side.

Council Tax Band = F

EPC = 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.

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