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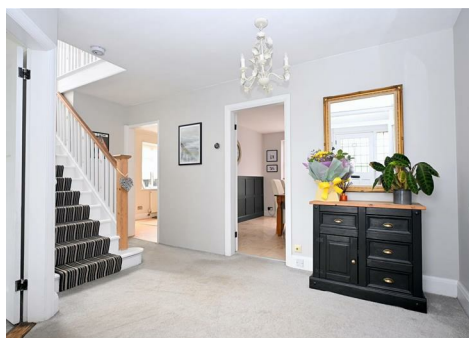
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Taylor Engley



99 Eastbourne Road, Willingdon, Eastbourne, East Sussex, BN20 9NG

Asking Price £575,000 Freehold

A spacious four-bedroom bay-fronted semi-detached home, ideally situated in the popular Lower Willingdon area, enjoying views towards the South Downs National Park. The property offers well-proportioned accommodation, including a welcoming reception hall and two generous reception rooms, providing excellent space for both family living and entertaining. Outside, there is ample driveway parking to the front, together with a level rear garden enjoying a desirable westerly aspect. Further benefits include gas-fired central heating and double glazing to most windows. An appealing family home in a popular and convenient location, with internal viewing highly recommended. EPC=C.



Located within the popular Lower Willingdon area, local amenities are readily accessible, including shops, schools and everyday facilities, while the nearby village of Willingdon provides a strong sense of community and a range of useful local services. The area is particularly well placed for enjoying the open countryside of the South Downs National Park, with attractive walks and scenic landscapes close at hand. For wider amenities, the seaside resort of Eastbourne is approximately three and a half miles distant, offering an excellent choice of shopping, restaurants, cafés, leisure facilities, theatres and the seafront. There are also convenient road links towards Polegate, Hailsham and the A27, providing access across East Sussex and towards Brighton. Mainline railway stations at Polegate, Hampden Park and Eastbourne offer services towards London and other destinations, making the location particularly appealing to commuters.

*** CHARACTER BAY FRONTED HOME * SPACIOUS ACCOMMODATION IDEAL FOR FAMILIES * WELL PRESENTED * RECEPTION HALL * TWO RECEPTION ROOMS * FOUR BEDROOMS * AMPLE DRIVEWAY PARKING * REAR GARDEN ENJOYING A WESTELY APSECT * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING TO MOST WINDOWS * INTERNAL VIEWING HIGHLY RECOMMENDED ***



The accommodation

Comprises:

Entrance Vestibule

School house style radiator, part glazed door opening to:

Reception Hall

Spacious hall area, radiator, under stairs cupboard.

Sitting Room

13'9 x 13' (4.19m x 3.96m)

(13'9 max into bay)

Wood burner, radiator, feature wide bay window to front.

Dining Room

11'10 x 11'10 (3.61m x 3.61m)

School house style radiator, tiled floor, electric underfloor heating, part panelled walls, double doors opening to:

Conservatory

15'2 x 6'10 (4.62m x 2.08m)

Patio door to rear garden.

Ground Floor W/C

High level wc, part tiled walls, tiled floor, window to side.

Kitchen

11'10 x 7'10 (3.61m x 2.39m)

(maximum measurements provided include depth of fitted units)

Range of base and wall mounted cupboards, worktops with inset single drainer sink unit, electric oven, electric hob with extractor fan over, space and plumbing for washing machine, space for undercounter fridge, ideal wall mounted gas fired boiler, built in larder cupboard, with light and shelving, window and door to side.

Stairs rising from entrance hall to:

First Floor Landing

Window to side.

Bedroom 1

13'9 max x 11'9 max (4.19m max x 3.58m max)

(13'9 max into bay)

Range of fitted wardrobe cupboards, radiator, bay window to front with fitted shutters.

Bedroom 2

11'10 x 8'11 (3.61m x 2.72m)

Built-in wardrobe cupboard, fireplace surround, radiator, window to rear with fitted shutters.

Bedroom 3

10'10 max x 8'5 max (3.30m max x 2.57m max)

Radiator, window to front with fitted window shutters.

Bathroom

Attractive modern bathroom suite, bath having adjacent mixer tap and shower fitment, separate tiled shower cubicle with ceiling mounted rainfall shower fitment and hand held shower fitment, wash hand basin set into drawer unit, low level w/c, part tiled walls, built in linen cupboard, electric underfloor heating, downlighters, window to rear.

Stairs rising from first floor landing to:

Bedroom 4

14'8 max x 14 max (4.47m max x 4.27m max)

(maximum measurements include depth of staircase)

Radiator, access to under eaves, two Velux windows, view of the South Downs National Park.

Driveway Parking

For approximately four cars.

Rear Garden

Enjoying a westerly aspect, having paved area to the immediate rear of the property, lawned area, mature trees and shrubs, outside tap and integral store cupboard to side and gate to side.

Store

15' x 8'5 (4.57m x 2.57m)

Former garage now used for storage, light and power, up and over door to front.

COUNCIL TAX BAND:

Council Tax Band -'D' Wealden District Council.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

www.checker.ofcom.org.uk

FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLE.

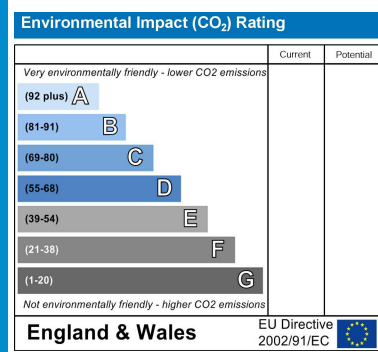
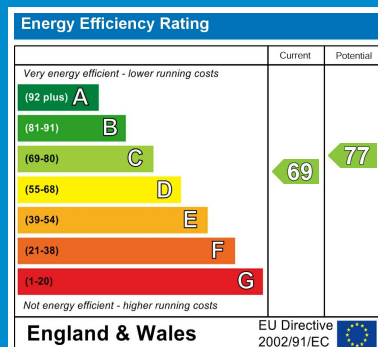
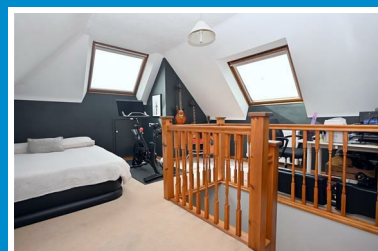




TOTAL FLOOR AREA : 1506 sq.ft. (139.9 sq.m.) approx.

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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We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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