

8 Coopers Hill, Willingdon, Eastbourne, East Sussex, BN20 9HX

Price £585,000, Freehold

Surridge Mison
ESTATES

Surridge Mison Estates are delighted to present this characterful, spacious and well presented detached home situated on a large plot within sought after Willingdon village, close to the village amenities and stunning South Downs National Park. With versatile accommodation to include five bedrooms, spacious reception areas plus kitchen/conservatory, solar power, double garage, off road parking and mature gardens to the front & rear, this property is not to be missed.

The accommodation on offer begins on the ground floor, into the entrance hall with a handy understairs cupboard along with the ground floor shower room. The lounge is bay fronted and has a feature fireplace with a fitted wood stove. The dining room is accessed from this room and also the hallway, with patio doors onto the garden. There is also a bedroom on the ground floor, which could be used for multiple ways of living, ie a study or a playroom.

Into the kitchen/conservatory, a very bright space with a glazed roof and doors to both sides providing garden access. There is plenty of space for dining, and the kitchen is fully fitted and a well equipped space.

On the first floor is a landing, with a large picture window overlooking the stunning rear garden, a built in linen cupboard and loft access. There are four bedrooms on the first floor. The bedrooms to the front of the property boast the stunning views over the South Downs, and the bedroom to the rear looks over the garden. There is also a modern bathroom suite, and an additional W.C.

Outside, the home is situated on a large plot, with the rear garden being a large, secluded and sunny space, and landscaped for any new owners enjoyment with an abundance of mature planted beds and borders, including raised vegetable planters and a fruit garden. There is a studio/garden office with power and light and two ponds. You can access the double garage by a personal door through the garden and the garage has up & over door accessed via the front. There is parking for a further two vehicles in front of the garage, all accessed by a service road from Tascombe Way. To the front of the property is a good-sized private front garden with lawned area with pretty flower beds.

Situated in the charming old world village of Willingdon including 2 pubs, village shop and post office, Thai restaurant and coffee shop. Eastbourne town centre is close by and offers shopping facilities, a range of schools and amenities. There are three train stations local to the property, Eastbourne, Hampden Park & Polegate offering direct links to Brighton, London, Gatwick, Hastings & Tunbridge Wells. The South Downs National Park is also on your doorstep and will allow for scenic walks.









Entrance Hall - 4.67m x 1.3m (15'4" x 4'3") UPVC door to front. Laminate flooring. Radiator. Stairs leading to first floor with two built in cupboards.

Bedroom Five - 2.62m x 2.44m (8'7" x 8'0") Double glazed window to front Carpeted. Radiator.

Ground Floor Shower Room - 2.03m x 1.42m (6'8" x 4'8") Double glazed opaque window to side. Laminate flooring. Inset spotlights. Radiator. Extractor fan. Suite compromising of shower cubicle with electric shower, wash hand basin set within vanity unit and W.C.

Kitchen/Conservatory - 6.63m x 2.79m (21'9" x 9'2") Double aspect room with double glazed window to side, double glazed windows to rear, French doors leading to rear garden and double glazed door to side. Glazed roof over the conservatory area. Laminate flooring. Radiator. Fully fitted with a range of wall and base units with space and plumbing for washing machine and fridge/freezer. Space for cooker. Work surfaces with inset stainless steel sink and drainer unit.

Lounge - 5.64m x 3.33m (18'6" x 10'11") Double glazed bay window to front. Open fireplace with fitted wood stove and tiled hearth. Coved ceiling. Picture rail. Radiator. Carpeted.

Dining Area - 3.3m x 3.1m (10'10" x 10'2") Sliding patio doors leading to rear garden. Coved ceiling. Picture rail. Radiator. Carpeted.

First Floor Landing Large double glazed window to rear. Built in linen cupboard. Loft access. Carpeted.

Bedroom One - 3.73m x 3.61m (12'3" x 11'10") Two double glazed windows to front with far reaching views towards The South Downs. Coved ceiling. Picture rail. Radiator. Carpeted.

Bedroom Two - 3.35m x 2.69m (11'0" x 8'10") Double glazed window to front with far reaching views towards The South Downs. Built in wardrobes. Radiator. Carpeted.

Bedroom Three - 3.2m x 2.92m (10'6" x 9'7") Double glazed window to rear. Picture rail. Radiator. Carpeted.

Bedroom Four - 2.84m x 2.01m (9'4" x 6'7") Double glazed window to front with far reaching views towards The South Downs. Picture rail. Radiator. Carpeted.

Family Bathroom Double glazed opaque window to rear. Vinyl flooring and partially tiled walls. Built in airing cupboard housing hot water tank, wich is heated by solar in the warmer months. Heated chrome towel rail. Suite compromising of bath with mixer taps and shower over with rainfall shower head and handheld shower attachment and fitted glazed screen, wash hand basin set within vanity unit and W.C with concealed cistern.

W.C. Double glazed opaque window to rear. Vinyl flooring and partially tiled walls. Wash hand basin set within vanity unit and W.C.

Front Garden Laid to lawn with trees and shrubs. Gated side access.

Rear Garden 81ft garden being mainly laid to lawn with patio area. Two ponds. Studio/home office with power and light and being fully insulated and double glazed. Raised veg beds and well-stocked fruit garden. Gated rear access.

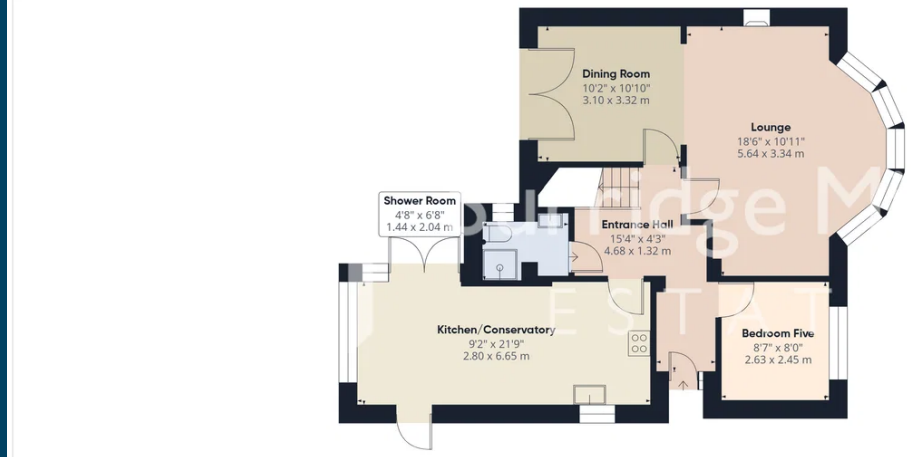
Double Garage & Off Road Parking - 4.88m x 4.78m (16'0" x 15'8") Double garage with up & over doors to front. Glazed window to rear. Personal door. Power and light. Space to park in front of garage.

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

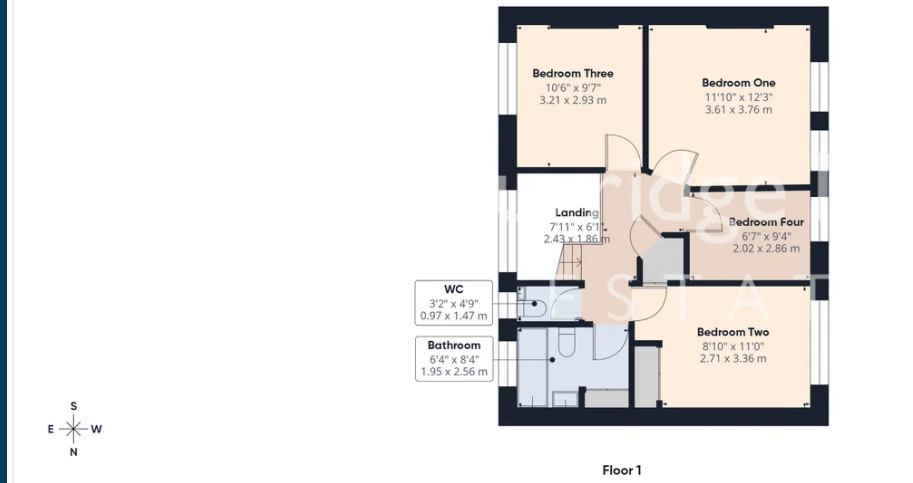
Utilities This property has the following utilities:
Water; Mains
Drainage; Mains
Gas; Mains
Electricity; Mains
Primary Heating; Gas central heating system
Solar Power; Yes
To check broadband visit Openreach:
https://www.openreach.com/fibre-checker
To check mobile phone coverage, visit Ofcom:
https://checker.ofcom.org.uk/en-gb/mobile-coverage

Surridge Mison Estates
66 High Street, Westham, Pevensey,
East Sussex, BN24 5LP
Tel 01323 460617
Email info@surridgemison.com
Web www.surridgemison.com
Company Registration Number 14506438

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.



Floor 0



Floor 1

Surridge Mison ESTATES

Approximate total area(1)
1334 ft²
123.8 m²

(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.

GIRAFFE360

