

3 Hoo Gardens,
Eastbourne, BN20 9AT

£485,000



3 Bedroom 1 Reception 2 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

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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Freehold

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Set within the highly sought after Willingdon Village, this spacious three double bedroom detached family home offers generous and versatile accommodation, perfectly suited to modern family living. Built in 1959 the property boasts bright and spacious open plan living areas, creating an ideal space for both everyday life and entertaining. To the rear, a large westerly facing garden provides an excellent outdoor retreat, enjoying afternoon and evening sunshine, offering plenty of space for children, gardening or outdoor dining. There is also a wonderful workshop that offers a host of different uses or potential for a home office/business. To the front, the home benefits from ample off road parking, adding to the convenience and practicality of the property. All three bedrooms are well proportioned doubles, ensuring comfortable accommodation for families or those needing additional space for home working. Ideally positioned within the catchment area for highly regarded local schools, the property is also just a short distance from local shops, traditional pubs and excellent transport links, making Willingdon Village a consistently popular choice for buyers. This is a fantastic opportunity to secure a well located and generously sized family home in one of the area's most desirable village settings.

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Main Features

- Detached House

• 3 Bedrooms

• Lounge & Dining Room

• Kitchen

• Bathroom/WC & Shower Room

• Utility Room

• Westerly Facing Rear Garden

• Workshop/Studio With Potential for Home Office or Business

• Driveway & Garage
- Entrance

Hallway

Ground Floor Cloakroom

Lounge

Dining Area

Kitchen

Stairs from Ground to First Floor Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom/WC

Shower Room

Outside

Studio/Workshop
- Double glazed door to-

Radiator. Stairs to first floor. Double glazed window to front aspect. Double glazed door to rear garden.

Low level WC. Wash hand basin with tiled splashback. Radiator. Frosted double glazed window.

18'3 x 12'1 (5.56m x 3.68m)

10'6 x 10'4 (3.20m x 3.15m)

10'8 x 8'9 (3.25m x 2.67m)

Built in storage. Loft access (not inspected). Double glazed window to front aspect.

12'2 x 10'2 (3.71m x 3.10m)

10'11 x 10'2 (3.33m x 3.10m)

11'5 x 7'10 (3.48m x 2.39m)

Panelled bath with mixer tap. Low level WC with concealed cistern. Wash hand basin with mixer tap set in vanity unit. Part tiled walls. Radiator. Heated towel rail. Double glazed window to front aspect.

Shower cubicle. Heated towel rail. Double glazed window to rear aspect.

The Westerly facing rear garden is mainly laid to lawn with an area of patio. Access to utility room.

There is a wonderful workshop that offers a host of different uses or potential for a home office/business.

Utility Room

8'1 x 3'7 (2.46m x 1.09m)

Space and plumbing for washing machine. Further appliance space. Light and power.

Garage

16'10 x 8'4 (5.13m x 2.54m)

Up and over door. Light and power.

Parking

A driveway to the front of the property provides off road parking.

COUNCIL TAX BAND = E

EPC = D

