

95 Church Street,
Willingdon Village,
Eastbourne BN22 0HS



Freehold

£975,000

5 Bedroom 2 Reception 3 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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Situated in the prestigious and highly sought after Church Street, Willingdon, this impressive individual five bedroom detached residence offers spacious and versatile accommodation, extensive outside space and a high standard of finish throughout. Approached via a gated entrance, the property immediately creates a sense of privacy and exclusivity, with an extensive gated driveway providing ample off road parking and a well maintained front garden. Internally, the welcoming entrance hall leads to a convenient cloakroom and a generous lounge, featuring a gas fired log burner creating an inviting focal point. The heart of the home is undoubtedly the impressive open plan kitchen/dining/family room, which has been thoughtfully designed and exceptionally well appointed, providing a superb space for both everyday family life and entertaining. The spacious and naturally bright master bedroom suite provides a luxurious retreat, complemented by a dressing room and stylish wet room. There are four further bedrooms, one of which benefits from its own en suite facilities, together with an additional family bathroom. Outside, the property continues to impress, with a substantial gated front garden and a private rear garden incorporating a summerhouse, providing an excellent space for relaxation, entertaining or home working. Finished to a high standard throughout, this exceptional home combines generous living accommodation with quality, style and practicality in one of Willingdon's most desirable locations. An internal viewing is highly recommended to fully appreciate the size, quality and versatility of this impressive individual residence.

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Main Features

- Detached House
- 5 Bedrooms
- Lounge
- Open Plan Kitchen/Dining/Family Room
- Ground Floor Cloakroom & Utility Room
- Home Gym
- Two En Suites/WC & Family Bathroom/WC
- Gated Front Garden & Artificial Lawn Rear Garden
- Driveway
- Highly Desirable Willingdon Location

Entrance
Front door to-

Entrance Hall
Radiator. Understairs cupboard. Velux window. Frosted windows. Door to-

Utility Room (Converted Garage)
13'5 x 8'6 (4.09m x 2.59m)
Range of wall and base units, laminate worktop with space and plumbing for appliances under. Two radiators. Two velux windows. Double glazed window to front aspect. Door to-

Storage Area (Remaining Garage)
9'4 x 3'0 (2.84m x 0.91m)
Doors to front aspect.

Ground Floor Cloakroom
Low level WC. Wash hand basin with mixer tap and vanity unit below. Part tiled walls.

Lounge
16'2 x 11'10 (4.93m x 3.61m)
Radiator. Feature gas fireplace. Bifold doors to home gym. Double glazed window to front aspect.

Open Plan Kitchen/Dining/Family Room
19'9 x 10'9 / 12'5 x 10'2 / 19'1 x 10'11 (6.02m x 3.28m / 3.78m x 3.10m / 5.82m x 3.33m)
Fitted range of wall and base units, surrounding worktop with inset one and a half bowl sink unit. Eye level double oven. Induction hob with extractor above. Undercounter wine fridge. Integrated fridge freezer and dishwasher. Two radiators. Gas log burner. Inset spotlights. Double glazed windows. Roof lantern. Bifold doors to garden. Doors to-

Home Gym
13'1 x 10'6 (3.99m x 3.20m)
Radiator. Roof lantern. Bifold doors to garden.

Stairs from Ground to First Floor Landing
Cupboard. Inset spotlights. Double glazed window to front aspect.

Bedroom 3
12'1 x 9'7 (3.68m x 2.92m)
Radiator. Built in wardrobe. Double glazed windows to front and rear aspect.

Bedroom 4
12'1 x 10'8 (3.68m x 3.25m)
Radiator. Over bed storage. Double glazed window to rear aspect.

Bedroom 5
9'6 x 7'3 (2.90m x 2.21m)
Radiator. Double glazed window to rear aspect.

Bedroom 2
12'1 x 9'7 (3.68m x 2.92m)
Radiator. Built in wardrobe and drawers. Double glazed window to rear aspect. Door to-

En Suite Shower Room/WC
Shower cubicle. Low level WC. Wash hand basin with mixer tap and vanity unit below. Heated towel rail. Fully tiled walls. Frosted double glazed window.

Bathroom/WC
Panelled bath with shower over and shower screen. Low level WC with concealed cistern. Wash hand basin with mixer tap and vanity unit below. Heated towel rail. Frosted double glazed window.

Stairs from First Floor to Master Suite
Two double glazed windows to front aspect.

Master Bedroom
19'8 x 12'9 (5.99m x 3.89m)
Radiator. Gas log burner. Double glazed windows with fitted shutters. Opening to-

Wet Room/WC
Wall mounted shower with rainwater shower head. Low level WC with concealed cistern. Wash hand basin with mixer tap and vanity unit below. Velux window. Frosted double glazed window.

Walk In Wardrobe
15'3 x 6'9 (4.65m x 2.06m)
Radiator. Velux window.

Outside
The rear garden is laid to artificial lawn with an area of patio. There is a double glazed summerhouse with power and a garden shed. The garden features a variety of mature trees and shrubs and there is also a hot tub under a pergola.
The gated front garden is laid to lawn with mature trees and shrubs.

Parking
A paved driveway to the front of the property provides off road parking. There is an EV charging point.

COUNCIL TAX BAND = F

EPC = C