

53 St. Annes Road,
Willingdon, BN20 9NJ

Freehold

Guide Price
£465,000 - £485,000



3 Bedroom 1 Reception 1 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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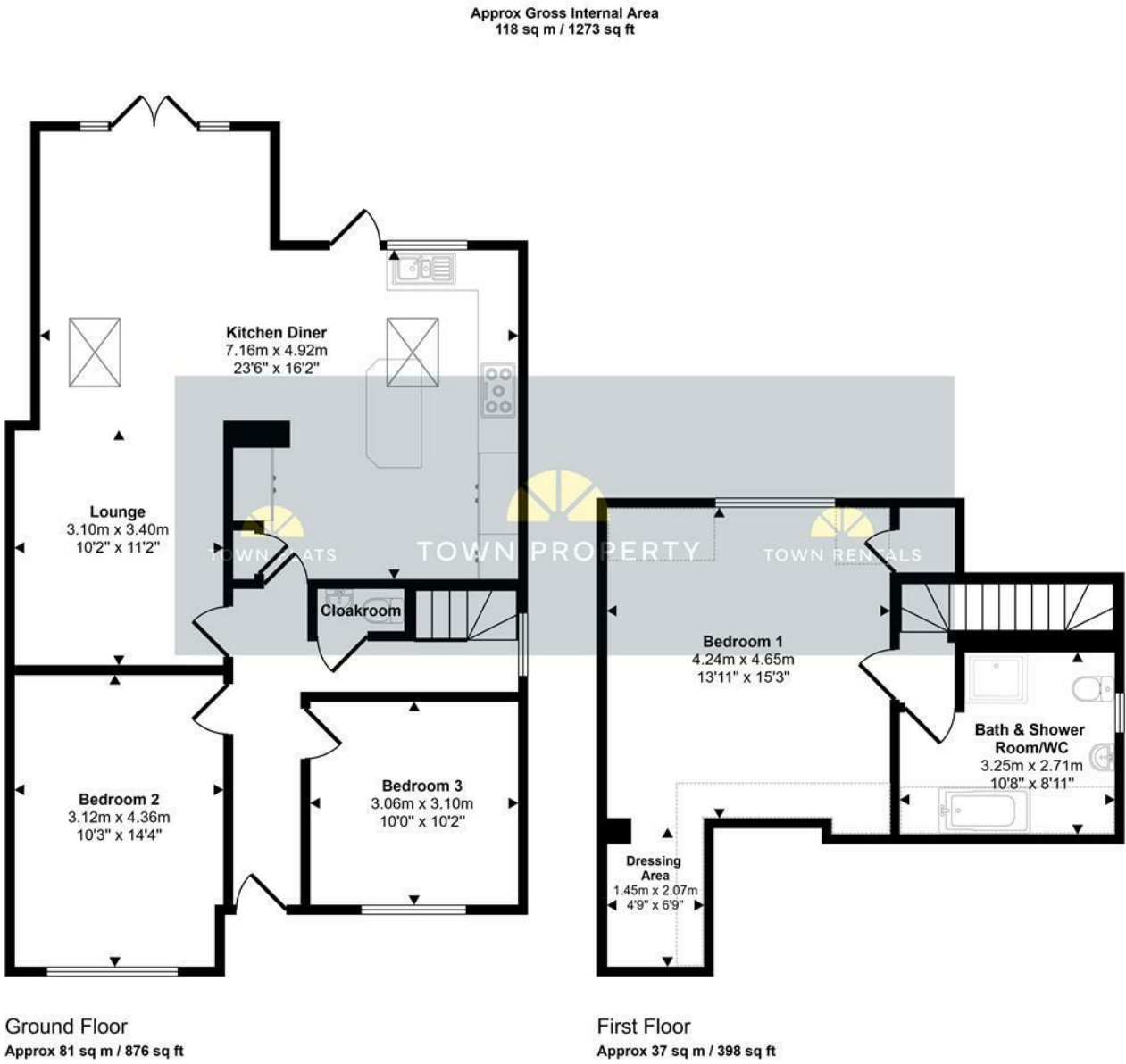
Situated in the highly sought after village of Willingdon, this attractive three double bedroom semi detached bungalow has been lovingly updated and thoughtfully improved by the current owners, creating a stylish and welcoming home with excellent versatility. Offering well balanced accommodation arranged over two floors, the property features two generous double bedrooms on the ground floor, together with a separate WC and a beautifully presented, open-plan lounge, dining and kitchen area. The impressive accommodation is spacious and well appointed, incorporating a range of integrated appliances and opening seamlessly into the dining and living space, making this an ideal home for both everyday living and entertaining. The first floor provides a private and impressive principal suite, comprising a generous bedroom, useful walk in wardrobe and a beautifully appointed family bathroom. The bathroom features a charming roll top bath and separate shower cubicle, creating a luxurious and relaxing space. Externally, the property benefits from ample off-road parking, a substantial garden and attractive views towards the South Downs, providing a wonderful sense of space and tranquillity. Willingdon is renowned for its excellent location and village atmosphere, with highly regarded local schools, mainline rail connections, shops and a wide range of amenities all within easy reach. The beautiful South Downs countryside is also close by, offering an abundance of opportunities for walking and outdoor pursuits. A rare opportunity to acquire a stylish and thoughtfully updated home in one of the area's most desirable locations, combining generous accommodation, excellent outdoor space, modern living and an enviable outlook towards the South Downs.

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Main Features	Entrance Double glazed entrance door to -
• Stylishly Updated 3 Double Bedroom Semi-Detached Bungalow In Willingdon	Hallway Radiator. Double glazed window to side aspect.
• Spacious & Versatile Accommodation Arranged Over 2 Floors	Bedroom 2 14'4 x 10'3 (4.37m x 3.12m) Radiator. Double glazed window to front aspect.
• Impressive Open Plan Lounge/Dining Room & Kitchen Area With Integrated Appliances	Bedroom 3 10'2 x 10'0 (3.10m x 3.05m) Radiator. Double glazed window to front aspect.
• 2 Ground Floor Double Bedrooms With Separate Cloakroom	Ground Floor Cloakroom Low level WC. Pedestal wash hand basin. Tiled walls. Extractor fan.
• First Floor Principal Bedroom With Walk-In Wardrobe	Open Plan Lounge/Dining Room/Fitted Kitchen 11'2 x 10'2 / 23'6 x 16'2 (3.40m x 3.10m / 7.16m x 4.93m) Lounge Area: Contemporary style radiator.
• Beautiful Family Bath & Shower Room With Roll-Top Bath & Separate Shower Cubicle	Dining Area: 2 Contemporary style radiators. Velux window. Double glazed windows & French doors to rear garden.
• Substantial Rear Garden With Patio Area	Fitted Kitchen: Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in 5 ring gas hob and extractor cooker hood. Eye level electric oven and microwave. Integrated wine fridge, fridge/freezer, washing machine and dishwasher. Internal door to hallway. Velux window. Double glazed window and door to rear aspect.
• Ample Off Road Parking	Stairs from Ground to First Floor Landing: Double glazed window.
• Attractive Views Towards The South Downs	Bedroom 1 With Walk-in Wardrobe 15'3 x 13'11 / 6'9 x 4'9 (4.65m x 4.24m / 2.06m x 1.45m) Radiator. Eaves storage. Double glazed window to rear aspect. Walk-in wardrobe.
• Conveniently Positioned For Local Amenities & Transport Links	Modern Bath & Shower Room/WC Suite comprising roll top bath with mixer tap and shower attachment. Shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Extractor fan. Tiled floor. Tiled walls. Frosted double glazed window.
	Outside Rear Garden: mainly laid to lawn with patio area, mature shrubs & trees and large shed.
	Front Garden: Lawn with shrubs & trees and off road parking.
	Council Tax Band = C
	EPC = C



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.