

136 Willingdon Park Drive, Eastbourne, East Sussex, BN22 0DG

Guide Price £325,000-£340,000

Surridge Mison
ESTATES

CHAIN FREE

We are pleased to present this very well appointed **CHAIN FREE** bright and spacious detached bungalow with two double bedrooms, block paved driveway and garaging, as well as pretty gardens, located in highly sought after West Hampden Park, Eastbourne within close proximity to the mainline train station and parkland.

This well maintained home offers the opportunity for updating and improvement whilst allowing a new owner to take their time to create a home of their choice. Current benefits include gas central heating and double glazing, with accommodation to include a large entrance porch which also houses a useful cloakroom and W.C. The L shaped lounge/dining room is double aspect and measures a generous 18ft9 in length and the kitchen is well equipped. There are two good sized bedrooms and a further bathroom with full suite and separate shower cubicle. There is also built in storage and loft access in the entrance hall.

Outside the gardens to the front and rear are mature and well maintained with the garage having electric up and over door to the front, and power and light, and a driveway allowing for off road parking.

The property occupies a sought after position on the borders of Willingdon and West Hampden Park with local shops and amenities close by at Freshwater Square and The Triangle within a quarter of a mile. It is also within close proximity of the village of Hampden Park with its further range of local shops and amenities and mainline train station providing direct links to Eastbourne, Brighton, Gatwick & London. There are also excellent bus routes and road links.









Entrance Porch - 1.88m x 1.68m (6'2" x 5'6")

Double glazed door with opaque side panels. Tiled flooring. Radiator.
Cloakroom - 1.42m x 1.35m (4'8" x 4'5")

Double glazed opaque window to front. Tiled flooring. Radiator. Wash hand basin with tiled splashback and W.C.
Entrance Hall - 4.95m x 0.99m (16'3" x 3'3")

Double glazed opaque door from entrance porch. Airing cupboard and cloaks cupboard. Carpeted. Radiator. Loft access. Coved ceiling.
Lounge/Dining Room - 5.69m x 4.5m (18'8" x 14'9")

Double aspect room with double glazed windows to front and side. Glazed opaque panel to entrance hall. Fireplace with brick surround and tiled hearth. Carpeted. Coved ceiling. Radiator. Wall lights.
Bathroom - 2.49m x 2.49m (8'2" x 8'2")

Double glazed opaque window to side. Vinyl flooring and partially tiled walls. Coved ceiling. Radiator. White suite compromising of bath with mixer taps, shower cubicle, wash hand basin, bidet and W.C.
Kitchen - 2.79m x 2.29m (9'2" x 7'6")

Double glazed window to side and opaque door leading to rear garden. Vinyl flooring and partially tiled walls. Coved ceiling. Floor mounted gas boiler.
Fully fitted with a range of wall and base units with space and plumbing for fridge/freezer and washing machine. Built in eye level double electric oven. Work surfaces with inset 1 and 1/2 bowl stainless steel sink and drainer unit with mixer taps and 4 burner gas hob with fitted cooker hood.
Bedroom One - 3.89m x 3.45m (12'9" x 11'4")

Double glazed window to rear. Built in cupboard. Fitted wardrobes. Carpeted. Coved ceiling. Radiator.
Bedroom Two - 4.37m x 2.49m (14'4" x 8'2")

Double glazed window to rear. Carpeted. Coved ceiling. Radiator.
Garage - 6.1m x 2.39m (20'0" x 7'10")

Single garage with up & over electric door. Window to rear. Personal door to rear. Power and light.
Driveway & Front Garden

Block paved driveway providing ample off road parking. Mainly laid to lawn with patio area. Flower beds and borders. Hedging.
Rear Garden

Mainly laid to lawn with patio area. Fencing surrounds with gated side access. Flower beds and borders.

Council Tax Band- D EPC Rating- D Tenure- Freehold

Utilities
This property has the following utilities:
Water; Mains
Drainage; Mains
Gas; Mains
Electricity; Mains
Primary Heating; Gas central heating system
Solar Power; None
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

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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.







