

# HUNT FRAME

ESTATE AGENTS

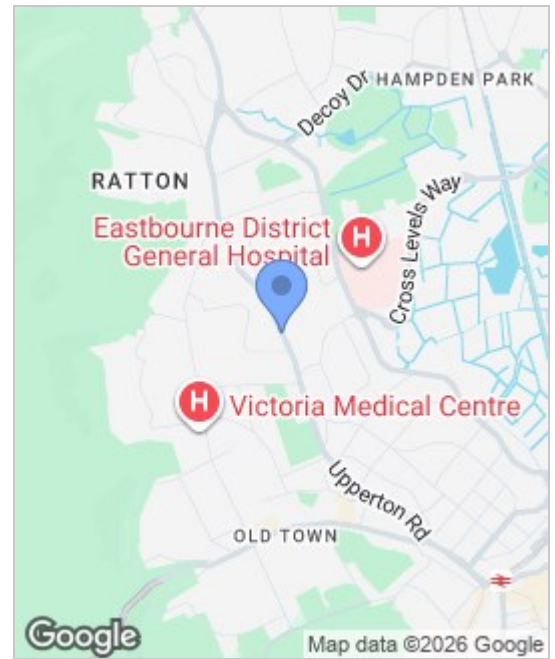
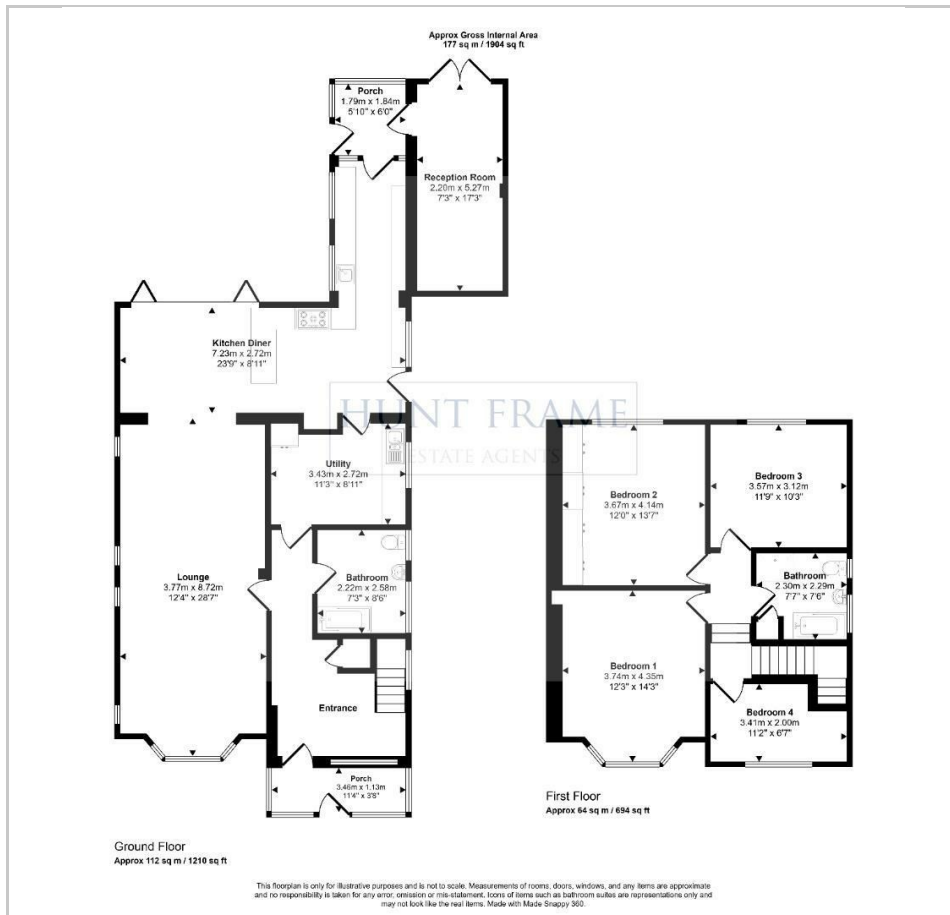


**180 Willingdon Road**

Willingdon Road, Eastbourne, BN21 1TT

**£625,000**





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

## Viewing

Please contact us on 01323 737373 if you wish to arrange a viewing appointment for this property or require further information.

- AN EXTENDED, FOUR BEDROOM ■ IMPRESSIVE LOUNG/DINING ROOM DETACHED HOUSE
- HOME OFFICE/STUDIO ■ EXTENDED KITCHEN/BREAKFAST ROOM
- TWO BATHROOMS ■ UTILITY ROOM
- DRIVEWAY PROVIDING OFF ROAD ■ 100' (APPROX.) REAR GARDEN PARKING
- \*\*VIRTUAL TOUR\*\*



Enjoying far reaching views over Eastbourne, this IMPRESSIVE DETACHED HOUSE offers generous accommodation having been extended to the rear. You are welcomed by an impressive entrance hall which leads on to a through lounge/dining room. This in turn opens to the 'L' shaped kitchen/breakfast room with granite work tops and bi-fold doors leading to the rear garden. The ground floor also comprises a utility room, bathroom and a studio/home office (formerly the garage). On the first floor are FOUR BEDROOMS and another bathroom. The house further benefits from a 100' (approx). rear garden and a driveway for at least two cars. \*\*VIRTUAL TOUR AVAILABLE\*\*.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.