

# HUNT FRAME

ESTATE AGENTS



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## 182 Willingdon Road, Eastbourne, BN21 1TT

### Price Guide £585,000



Affording SPECTACULAR VIEWS over Eastbourne and beyond is this BEAUTIFULLY PROPORTIONED DETACHED house, located on Willingdon Road, on the outskirts of the picturesque town of Eastbourne. This SUPERB FAMILY HOME enjoys a GRAND ENTRANCE HALL and LOBBY with TWO LOVELY RECEPTION ROOMS and a well appointed KITCHEN/BREAKFAST ROOM and CLOAKROOM, all to the ground floor. The first floor is no less impressive with FOUR BEDROOMS to include a MASTER EN-SUITE and a FAMILY BATHROOM with the rooms to the front aspect benefiting from SOUTH DOWNS VIEWS and to the rear, GLORIOUS COASTAL VIEWS.

Willingdon Road is enviably situated in the sought after Old Town/Ratton borders, close to popular schools and a range of amenities. The town centre is easily accessible and provides a principal shopping thoroughfare and the newly constructed Beacon centre. There are a number of amenities, to include theatres and scenic seafront and the Towner Art Gallery. Mainline rail services are from Eastbourne to London Victoria and to Gatwick. Sporting facilities are numerous to include three principal golf courses and one of the largest marinas and harbour development in the country.



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## ENTRANCE PORCH

Enclosed entrance porch under a pitched tiled roof with UPVC double glazed windows to the front aspect with a UPVC double glazed entrance door, quarry tiled flooring, original wooden main entrance door with stained glass detail into the lobby.

## LOBBY

Dual aspect with an original stained glass window to the front aspect with a matching replacement stained glass window to the side aspect, radiator, period archway to the entrance hallway.

## HALLWAY

Radiator, stairs rising to the first floor, doors off to both receptions, kitchen breakfast room and cloakroom.

## SITTING ROOM

17'0 x 13'5 (5.18m x 4.09m)  
Deep double glazed bay window to the front aspect, radiators, dado rail.

## DINING ROOM

19'2 x 13'0 (5.84m x 3.96m)  
Affording excellent views across the gardens to the sea, radiators, double glazed sliding patio doors allowing access to the gardens and terrace.

## KITCHEN/BREAKFAST ROOM

15'7 x 10'6 (4.75m x 3.20m)  
Fitted with an extensive range of wall mounted and floor standing units with complementary worktops, inset one and half bowl sink unit, plumbing and space for a washing machine, tumble dryer and dishwasher, space for a freestanding range style cooker, part tiling to walls, dual aspect with UPVC double glazed windows to the side and rear aspects with the latter enjoying distant views, UPVC double glazed door allowing access to the gardens.

## CLOAKROOM

Comprising of a low level WC with a wash hand basin set in a vanity unit, under stairs storage cupboard, part tiling to walls, quarry tiled flooring, radiator.

## FIRST FLOOR LANDING

Period staircase rising to the first floor with a UPVC period style stained glass window to the side aspect, landing with loft access, fitted airing cupboard, radiator.

## BEDROOM 1

12'10 x 11'9 (3.91m x 3.58m)  
Extensive range of fitted wardrobes with storage above, radiator, deep UPVC double glazed bay window to the front aspect with distant South Downs views, door to the en-suite.

## EN-SUITE

Comprising of an enclosed shower cubicle with a shower unit and sliding door to the front, low level WC and wash hand basin, fully tiled walls, upright ladder style radiator.

## BEDROOM 2

13'10 x 11'0 (4.22m x 3.35m)  
Fitted wardrobes with glazed doors, radiator, tilt and turn UPVC double glazed windows to the rear aspect with stunning elevated views across Eastbourne and to the coast.

## BEDROOM 3

10'8 x 8'8 (3.25m x 2.64m)  
UPVC double glazed windows to the rear elevation with glorious distant views to the coast, radiator.

## BEDROOM 4

10'7 x 9'1 (3.23m x 2.77m)  
Deep double glazed bay window to the front aspect with South Downs views, radiator.

## FAMILY BATHROOM

9'5 x 6'3 (2.87m x 1.91m)  
A white suite comprising of a panelled bath with a low level WC and bidet with a pedestal wash hand basin, enclosed shower cubicle with a shower unit, tiling to walls, upright ladder style radiator, two UPVC double glazed windows to the side aspect.

## REAR GARDENS

Extensive rear gardens with a large paved terrace which is adjacent to the dining room, the remainder is laid to lawn with established borders and seating areas with lovely, distant town and coastal views, gated side access, access to the detached garage.

## FRONT GARDENS

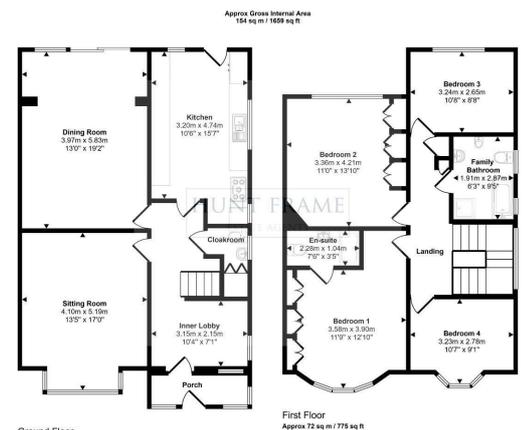
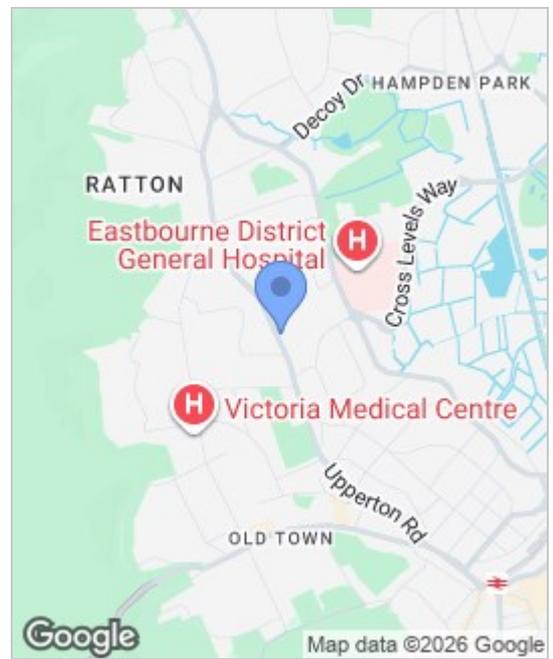
Laid to lawn, pathway to the entrance porch, external lighting.

## GARAGE & DRIVEWAY

Up and over door to the front with a small extension to the rear, power and light, personal door to the garden with driveway parking for approximately two vehicles.

## ANTI MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



The 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 errors, omission or misstatement. Some of items such as bedroom names are representations only and may not look like the real items. Made with Make-Snapdy 360.

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) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>70</b> <b>75</b>	<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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