



GROSS INTERNAL AREA
TOTAL: 116 m²/1,255 sq ft
FLOOR 1: 67 m²/724 sq ft FLOOR 2: 49 m²/531 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Eastbourne Road, Willingdon, Eastbourne



- Spacious Home
- Near Schools
- Bay Fronted Lounge
- Open Plan Kit/Diner
- Conservatory
- Utility & Sep wc
- 4-Bedrooms
- Large Bathroom
- South-Westerly Garden
- Off Road Parking



Freehold

£425,000

4 BEDROOM 2 RECEPTION 1 BATHROOM 1 GARAGE

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DESCRIPTION

Convenient For Schools - 4 Bedrooms - Bay Fronted Lounge - Open Plan Kitchen/Diner - Conservatory - Utility - Ground Floor Bedroom & Cloakroom/wc - Large Family Bathroom - Gas c/h & Dbl glz - South Westerly Garden - Off Road Parking - Garage/Store

Situated in a convenient and popular area within walking distance of local schools and Polegate railway station, is this 1930s 4-bedroomed semi detached chalet style home offering generous and versatile accommodation ideal for family living. The property welcomes you via a spacious entrance hall and features a most comfortable bay fronted lounge having a modern and tasteful fireplace, an open plan kitchen/dining room forms the heart of the home, thoughtfully arranged and includes a some appliances. This sociable space flows seamlessly into a lovely double glazed conservatory, overlooking the rear garden and provides an excellent additional reception area for relaxing. Further benefits to the ground floor include a separate utility and a cloakroom/wc. To the first floor are three well proportioned bedrooms and a particularly spacious family bathroom, fitted with an oval bath and separate shower cubicle. Outside, the property continues to impress with off road parking for a couple of vehicles, a garage/store and a pleasant rear garden, enjoying a favourable south-westerly aspect, ideal for afternoon and evening sunshine.

The property is conveniently located near to Willingdon Primary School, having access via Coppice Avenue, and Willingdon Community School at Broad Road. Polegate High Street is within walking distance having various shops, medical centres, bus services and a mainline railway station, connecting to Eastbourne, Brighton and London Victoria. Buses also pass along Eastbourne Road, where there is a Tesco Garage, and access to the A27 and A22 is close by.



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Side entrance with front door into a welcoming and spacious entrance hall.

Bay Fronted Lounge 4.76m max x 3.60m (15'7" max x 11'9")

Bedroom 4/Office 3.05m x 2.39m (10'0" x 7'10")

Utility Area 2.24m x 1.26m (7'4" x 4'1")

Cloakroom/wc

Open Plan Kitchen/Diner

Dining Area 4.12m x 3.73m (13'6" x 12'2")

Kitchen Area 5.87m max x 2.60m min (19'3" max x 8'6" min)

Conservatory 4.06m x 2.45m (13'3" x 8'0")

Bedroom 1 3.22m excl all recesses x 3.20m (10'6" excl all recesses x 10'5")

Bedroom 2 3.21m x 2.90m (10'6" x 9'6")

Bedroom 3 3.06m x 3.17m (10'0" x 10'4")

Bathroom 2.50m excl recess x 2.28m max (8'2" excl recess x 7'5" max)

Outside

The front is laid to shingle providing Off Road Parking and narrow driveway to side leading to -

Garage/Store 5.28m x 2.48m (17'3" x 8'1") (these are approximate internal measurements)

Rear Garden in excess of 15.24m (in excess of 50')

Enjoys a most pleasant south-westerly aspect having a paved patio area with outside tap, side access, pond with well stocked rockery with various shrubs and small trees, decking area with pergola above, shed, large lawn with various trees, flower borders having established plants and mature trees.

Council Tax

The property is in Band D. The amount payable for 2025-2026 is £2,545.87. This information is taken from voa.gov.uk

In the dining area is a tasteful and modern fireplace with gas fire and a small understairs cupboard housing the electric meter. From the kitchen area is a hatch to a roof space having a fitted ladder and houses a Baxi gas fired boiler. The kitchen is complemented with matching units with ample work surface area and includes an electric oven, gas hob, extractor and an integrated fridge/freezer. The comfortable bay fronted lounge also features a tasteful and modern fireplace with gas fire. On the first floor landing is access via a ladder to a part boarded and insulated loft space. The spacious bathroom has an oval bath as well as a separate shower cubicle with Mira wall shower.