



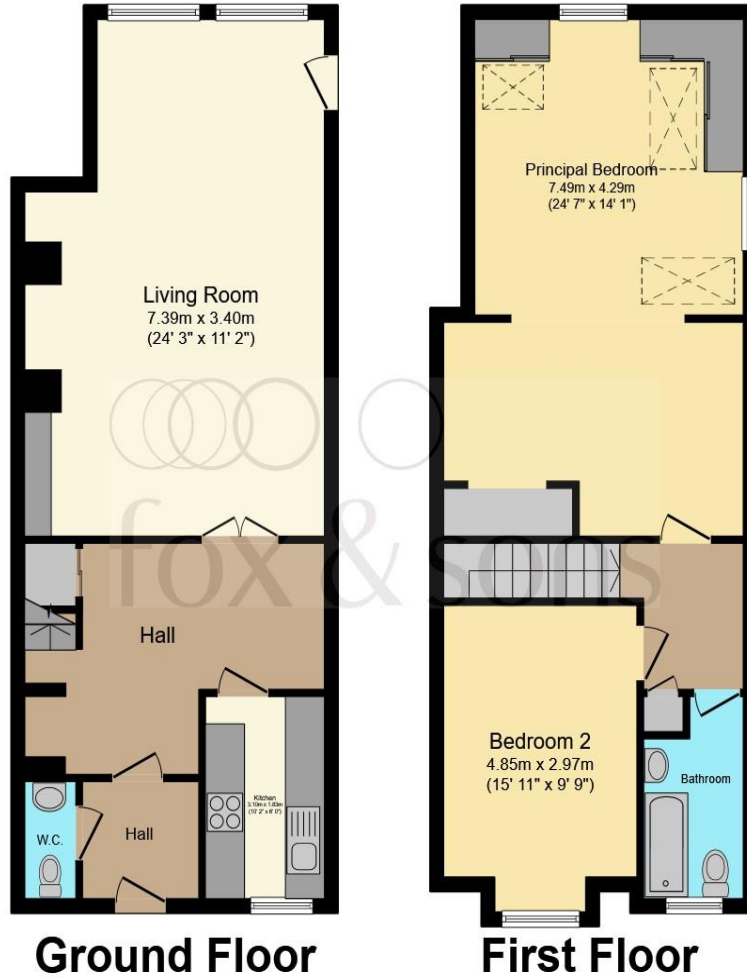
**The Hoo Church Street, Willingdon Eastbourne BN20 9HR**

**welcome to**

**The Hoo Church Street, Willingdon Eastbourne**

A stunning two-bedroom, split-level maisonette set within the highly regarded building The Hoo, located in the desirable village of Willingdon. Designed by the world-renowned architect Sir Edwin Lutyens, this unique home offers light, airy, and well-proportioned accommodation throughout.





**Private Entrance Porch**

**Generous Entrance Hall**

**Lounge**

24' 3" max x 11' 2" max ( 7.39m max x 3.40m max )

**Kitchen**

10' 2" x 8' ( 3.10m x 2.44m )

**Downstairs Cloakroom**

**Bedroom 1**

24' 7" max x 14' 1" max ( 7.49m max x 4.29m max )

**Bedroom 2**

15' 11" max x 9' 9" max ( 4.85m max x 2.97m max )

**Bathroom**

**Front Garden**

**Communal Rear Gardens**

**Garage En Bloc**

**Communal Cellar**

Total floor area 110.7 sq.m. (1,192 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## The Hoo Church Street, Willingdon Eastbourne

- SPLIT-LEVEL MAISONETTE WITH PRIVATE GARDEN
- GRADE I LISTED BUILDING
- CHAIN-FREE WITH A SHARE IN THE FREEHOLD
- WILLINGDON VILLAGE LOCATION
- GARAGE EN BLOC

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 4116.86

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £375,000



Please note the marker reflects the postcode not the actual property

view this property online [fox-and-sons.co.uk/Property/EBN121052](https://fox-and-sons.co.uk/Property/EBN121052)



Property Ref:  
EBN121052 - 0003

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