

PHIL HALL
ESTATE AGENTS

40 Went Hill Gardens

Eastbourne, BN22 0QP

Offers in the region of £300,000

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Phil Hall Estate Agents welcome to the market Went Hill Gardens, Lower Willingdon. Occupying a pleasant off-road position within the highly desirable Lower Willingdon area of Eastbourne, this spacious two double bedroom detached bungalow offers well-planned accommodation, excellent accessibility, and a rare opportunity to acquire a chain-free home in close proximity to local amenities and open countryside.

The property is conveniently located within easy walking distance of local shops, schools, and everyday amenities, while the South Downs National Park is also close by, providing beautiful walking routes and outdoor leisure opportunities. This combination of convenience and setting makes the bungalow ideal for downsizers, retirees, or buyers seeking single-level living in a well-established residential area.

Upon entering the property, you are welcomed into a bright entrance hall featuring a built-in storage cupboard ideal for coats and shoes, with access to both the living room and the separate kitchen.

The living room is a generous, front-facing reception space that enjoys plenty of natural light. A feature fireplace surround provides a focal point to the room, while the layout allows ample space for both lounge seating and additional furniture. A further door leads from the living room into the inner hallway, creating a natural separation between living and sleeping accommodation.

The kitchen is clean and functional, although it would benefit from some modernisation, offering buyers the opportunity to update to their own taste. The kitchen is fitted with a range of base units with work surfaces over and includes a washing machine, cooker, and space for a fridge freezer. A side door provides direct access to the garden, adding to the practicality of the space.

There are two well-proportioned double bedrooms, with bedroom two benefiting from a built-in wardrobe. The bathroom is also clean and tidy and comprises a panelled bath, wash hand basin and WC.

























LOCATION, LOCATION, LOCATION
Went Hill Gardens is located in the popular Lower Willingdon area of Eastbourne, known for its quiet residential feel and strong local community. The property is within walking distance of local shops, schools and amenities, with the South Downs National Park close by, offering excellent walking and outdoor opportunities.

The area is well served by transport links, with Polegate railway station nearby providing direct services to London, and easy access to the A22 and A27 for routes into Eastbourne, Brighton and beyond. This convenient yet peaceful location makes it ideal for a wide range of buyers.

Entrance Hall
7'01 x 5'09 (2.16m x 1.75m)

Living Room
16'08 x 13'05 (5.08m x 4.09m)

Kitchen
11'07 x 7'05 (3.53m x 2.26m)

Inner Hall

Bedroom One
11'11 x 11'04 (3.63m x 3.45m)

Bedroom Two
11'05 x 9'05 (3.48m x 2.87m)

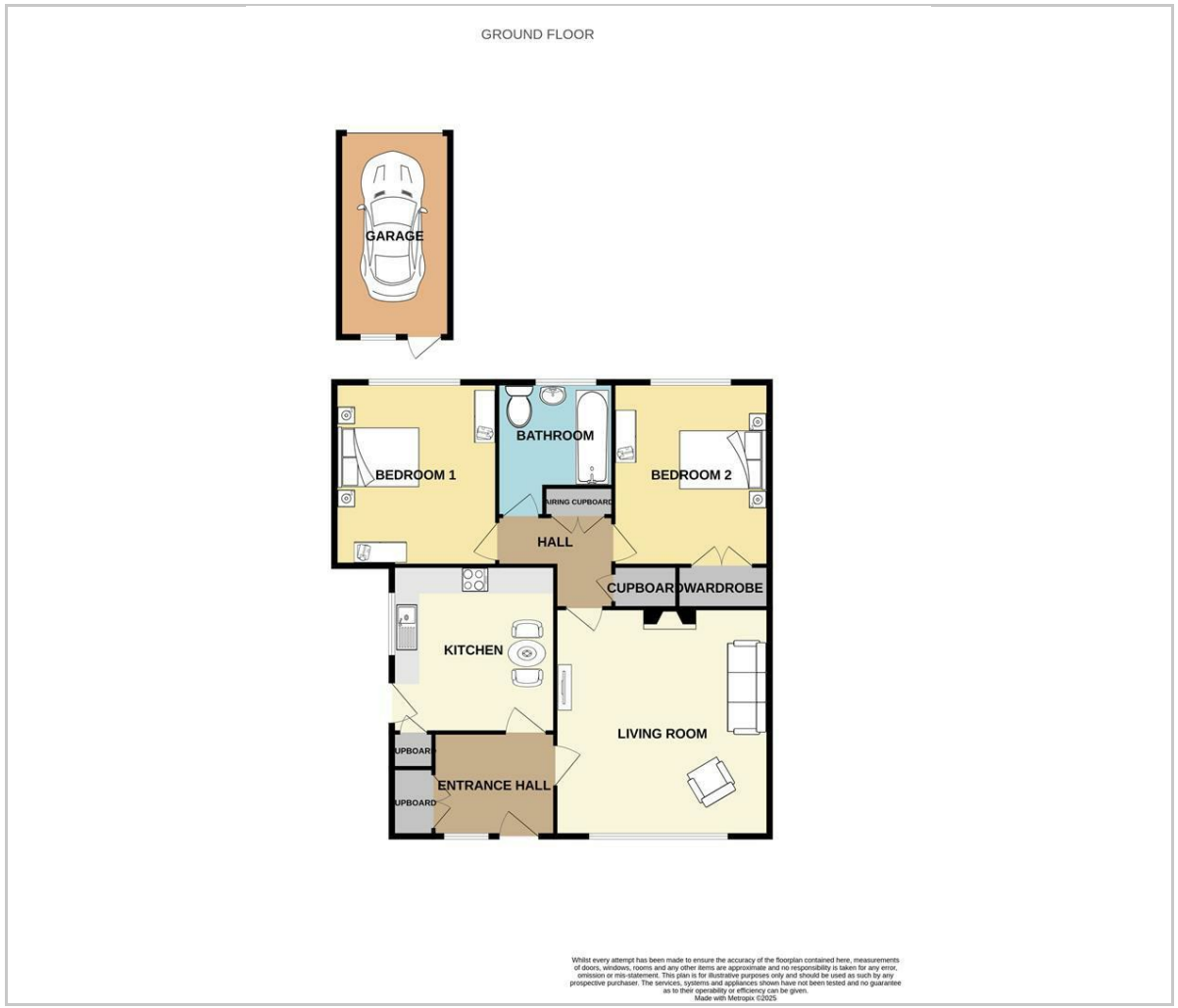
Bathroom
6'05 x 5'05 (1.96m x 1.65m)

Outside
Upon approach, the property is set back from the road, offering a degree of privacy. The front garden is mainly laid to patio with mature shrub borders, creating an attractive first impression. A pathway leads to the front entrance and side access continues through to the rear garden.

To the rear of the property, the garden is fully paved, making it low maintenance and ideal for outdoor seating and entertaining. The garden is enhanced by established trees, providing a sense of enclosure and privacy. There is a rear access gate as well as a door offering direct access into the garage.

Garage
17'05 x 9'04 (5.31m x 2.84m)
The garage features an up-and-over door and is equipped with power and lighting, making it suitable for storage, secure parking, or workshop use.

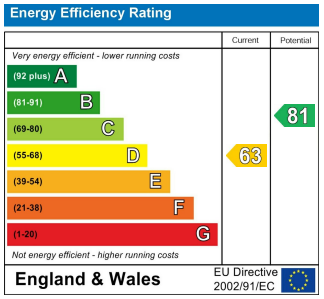
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205
if you wish to arrange a viewing appointment for this property or require further information.

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7 Camden Road, Eastbourne, East Sussex, BN21 4SU
Tel: 01323 409205 Email: phil@philhallestateagents.co.uk philhallestateagents.co.uk