



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

Door to the front aspect.

Generous Entrance Hall

Stairs leading to first floor landing. Radiator.

Lounge

24' 3" max x 11' 2" max (7.39m max x 3.40m max)
Window to the rear aspect overlooking the beautiful communal gardens. Parquet flooring. Radiator. Fireplace. Door to the side aspect.

Kitchen

10' 2" x 8' (3.10m x 2.44m)
A range of wall and base units with work top over incorporating a butler sink with mixer taps and drainer unit. Boiler. Electric oven and hob. Space and plumbing for washing machine and dish washer. Window to the front aspect.

Downstairs Cloakroom

Low level W.C. Wash hand basin.

Bedroom 1

24' 7" max x 14' 1" max (7.49m max x 4.29m max)
Window to the rear and side aspect. Radiator. Restricted head height. Stairs leading to raised area. Eaves storage. Loft access.

Bedroom 2

15' 11" max x 9' 9" max (4.85m max x 2.97m max)
Window to the front aspect. Radiator. Parquet flooring.

Bathroom

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Parquet flooring. Window to the front aspect.

Front Garden

Gated front courtyard entrance.

Communal Rear Gardens

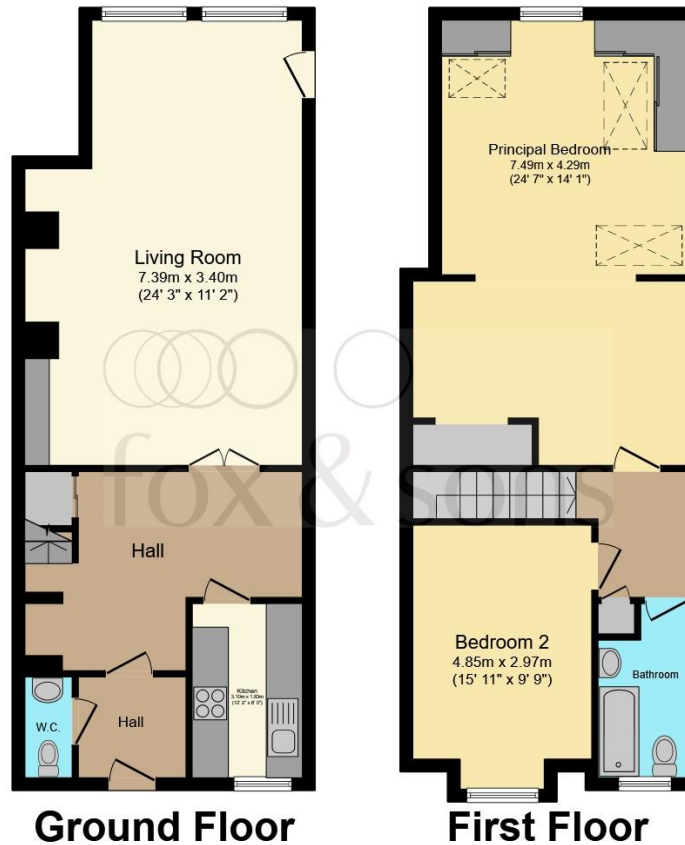
Private garden and beautifully presented communal gardens.

Garage En Bloc

Up and over door.

Communal Cellar

Communal use of extra storage. Allocated private lock up.



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



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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.

£385,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
EBN121052 - 0002

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01323 410911



Eastbourne@fox-and-sons.co.uk



19 Cornfield Road, EASTBOURNE, East Sussex,
BN21 4QD



fox-and-sons.co.uk