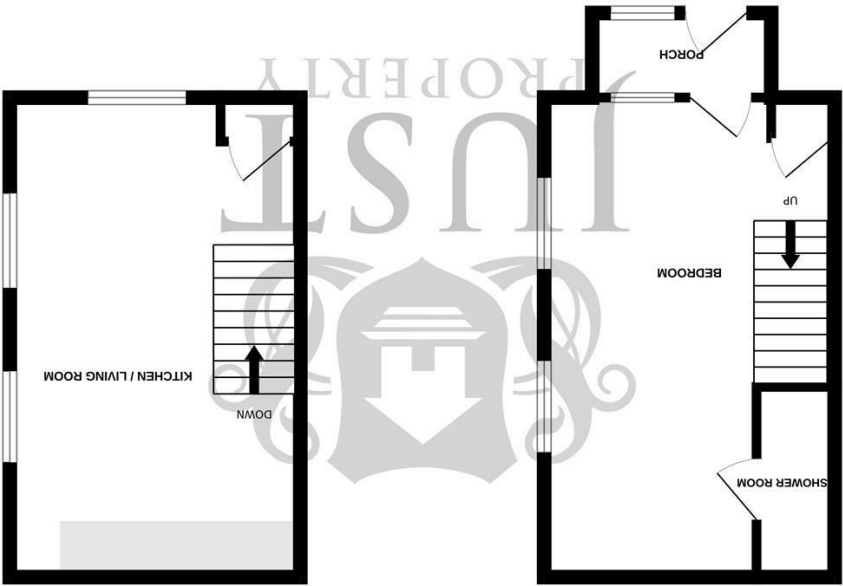




England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Very energy efficient - lower running costs
		A (92 plus)
		B (81-91)
		C (69-80)
		D (55-68)
		E (39-54)
		F (21-38)
62	87	G (1-20)
		Not energy efficient - higher running costs



While every attempt has been made to ensure the accuracy of the floor plans contained herein, measurements of rooms, walls, doors and stairs are approximate and no responsibility is taken for any errors or omissions in this statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. This notice, printed and reproduced, shall have no legal effect and no guarantee as to their accuracy or efficiency can be given.

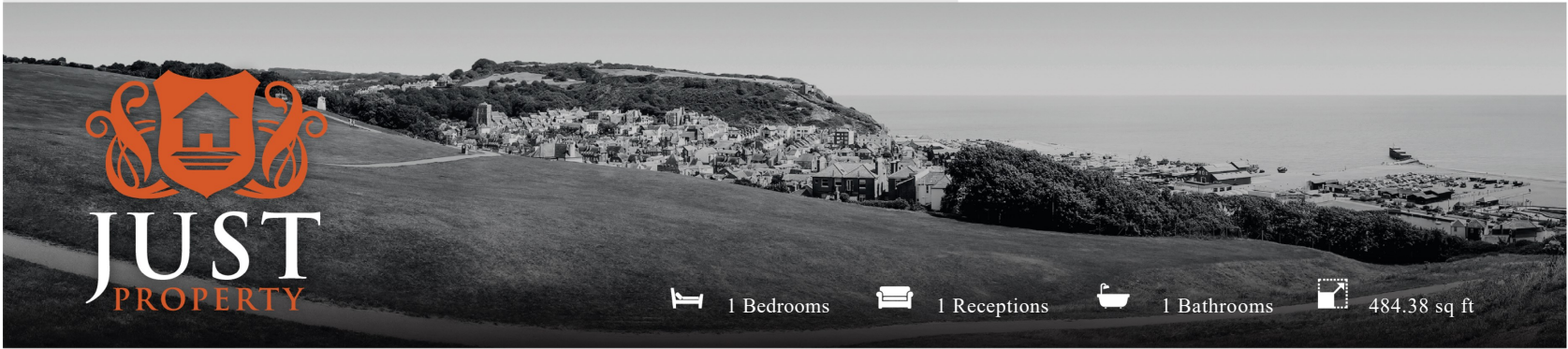
Made with Mapbox CO256



FLOORPLANS

The Coach House 67B Willowfield Road, Eastbourne, BN22 8AP

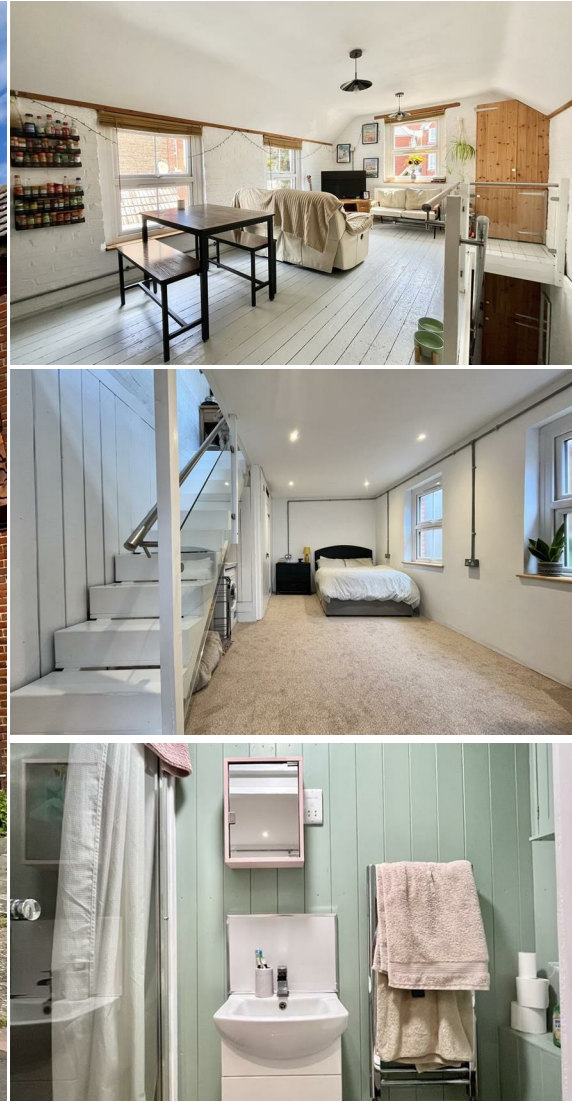
www.justproperty.net



The Coach House 67B Willowfield Road, Eastbourne, BN22 8AP

Freehold

£229,950





Freehold

£229,950

1 Bedrooms 1 Receptions 1 Bathrooms 484.38 sq ft

PROPERTY DETAILS

The Coach House is a charming and individual detached one-bedroom home, sympathetically converted in 2015 to create a unique property full of character and contemporary style. Tucked away in the highly sought-after Seaside area of Eastbourne, this distinctive home offers the perfect blend of period charm and modern convenience, making it an ideal first-time purchase, coastal retreat, investment opportunity or lock-up-and-leave.

Perfectly positioned just a five-minute walk from Eastbourne's award-winning seafront and approximately ten minutes from the bustling town centre, residents can enjoy an excellent selection of independent cafés, restaurants, shops and leisure facilities, together with the mainline railway station, offering direct services to London, Brighton and Gatwick.

The accommodation is thoughtfully arranged over two floors and is flooded with natural light throughout. The ground floor is home to an impressive double bedroom, complete with a stylish en-suite shower room and useful storage, creating a peaceful retreat away from the main living space. A contemporary staircase rises to the first floor, where a wonderful open-plan living, dining and kitchen area provides the heart of the home. Featuring vaulted ceilings, exposed painted brickwork and a bright dual-aspect outlook, this inviting space offers ample room for relaxing, entertaining and everyday living whilst retaining the property's unique character.

Outside, the property benefits from the convenience of its own off road parking space, a valuable feature in such a central location. Combining individuality, practicality and an enviable coastal setting, The Coach House is a rare opportunity to acquire a detached home within easy walking distance of everything Eastbourne has to offer.

ROOM DIMENSIONS

- Front Door
- Porch
6'9" x 2'7" (2.06 x 0.80)
- Bedroom
19'3" x 11'4" (5.89 x 3.47)
- Ensuite Shower Room & W.C
7'7" x 2'11" (2.33 x 0.91)
- Stairs to
- Open Plan Kitchen / Living Room
20'1" x 11'10" (6.13 x 3.62)
- Off Road Parking

FEATURES

- Unique Detached Coach House Conversion
- Converted In 2015
- Characterful Accommodation Arranged Over Two Floors
- Spacious Double Bedroom
- Modern En-Suite Shower Room
- Open-Plan Living, Dining & Kitchen
- uPVC Double Glazing & Gas Central Heating
- Allocated Off-Road Parking Space
- Walking Distance To The Mainline Railway Station With Direct London Links
- Attractive Exposed Brickwork & Character Features

