



| England & Wales                             |    |           |
|---------------------------------------------|----|-----------|
| EU Directive 2002/91/EC                     |    |           |
| Very energy efficient - lower running costs | A  | (92 plus) |
|                                             | B  | (81-91)   |
|                                             | C  | (69-80)   |
|                                             | D  | (55-68)   |
|                                             | E  | (39-54)   |
|                                             | F  | (21-38)   |
|                                             | G  | (1-20)    |
| Not energy efficient - higher running costs |    |           |
| Current                                     | 59 |           |
| Potential                                   | 78 |           |
| Energy Efficiency Rating                    |    |           |



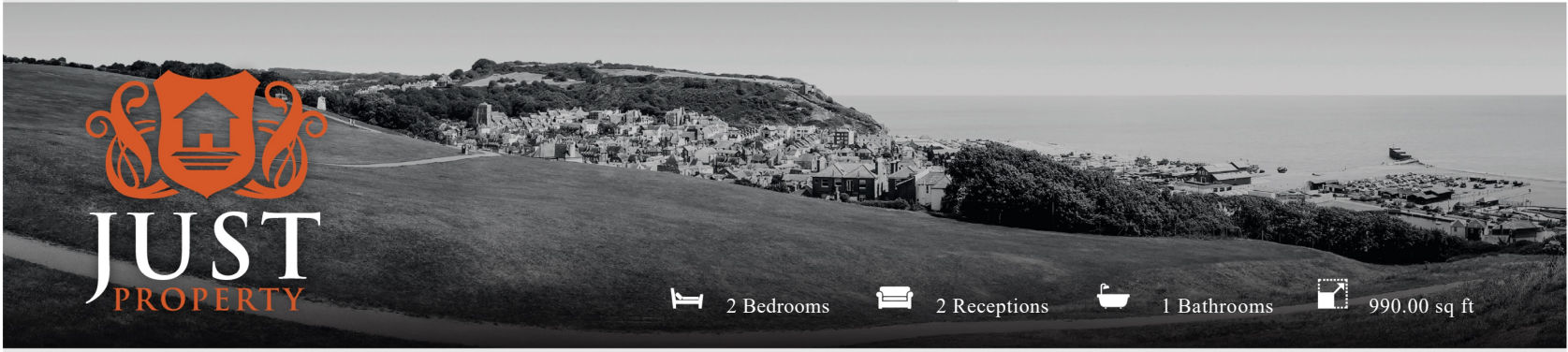
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, rooms and other areas are approximate and no responsibility is taken for any error. Measurements are taken to the best of our knowledge and should be used as a guide only. The floorplan is for information only and should not be used as a basis for any contract or agreement. The floorplan is for information only and should not be used as a basis for any contract or agreement. The floorplan is for information only and should not be used as a basis for any contract or agreement.



3 Church Street, Willington Village, BN20 9HP

## FLOORPLANS

[www.justproperty.net](http://www.justproperty.net)



2 Bedrooms   2 Receptions   1 Bathrooms   990.00 sq ft

3 Church Street, Willington Village, BN20 9HP

Freehold

£349,950





Freehold

£349,950



2 Bedrooms



2 Receptions



1 Bathrooms



990.00 sq ft

## PROPERTY DETAILS

### CHAIN FREE

A beautifully presented, chain-free two-bedroom end of terrace home, located within the picturesque old village of Willingdon and having been the subject of a sympathetic and comprehensive presentation over the last few years. Located at the foot of the South Downs near to Eastbourne.

Finished to an exceptional standard throughout, the property offers spacious and versatile accommodation comprising two separate reception rooms, a stunning fitted kitchen with electric underfloor heating and a useful ground floor WC. On the first floor are two generously sized bedrooms and a luxurious fitted bath/shower room. with the home also benefiting from fantastic decoration throughout and a gas-fired central heating boiler.

A particular feature of the property is the beautifully landscaped rear garden, which includes an impressive garden room/home office, providing the perfect space for those working from home, a hobby room or additional entertaining area.

The property is considered to be conveniently situated just a few hundred yards from the local amenities on Wish Hill, whilst Polegate High Street and the mainline railway station are approximately 1.5 miles away, offering excellent transport links.

Early viewing is highly recommended by Just Property, the vendor's choice of sole agents.



## ROOM DIMENSIONS

Front Door

Entrance Hallway

Under Stairs Storage

Living Room  
12'9" x 10'11" (3.89 x 3.33)

Dining Room  
12'9" x 10'11" (3.91 x 3.33)

Kitchen  
10'11" x 8'7" (3.35 x 2.64)

Downstairs WC

Lean To

Stairs Up To Landing

Bedroom  
12'9" x 10'11" (3.89 x 3.33)

Bedroom

10'11" x 9'8" (3.35 x 2.95)

Built in Cupboard

Bath / Shower Room  
10'11" x 8'5" (3.35 x 2.59)

Front Garden

Rear Garden

Garden Room

## FEATURES

- CHAIN FREE
- Gorgeous End of Terrace Home
- Beautifully Presented
- Two Double Bedrooms
- Garden Room / Office with power
- Attractive Front Garden
- Wonderful Location At Foot Of South Downs
- Close To Village Pub and Post Office
- UPVC Sash Windows
- Excellent Bath & Shower Room



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.