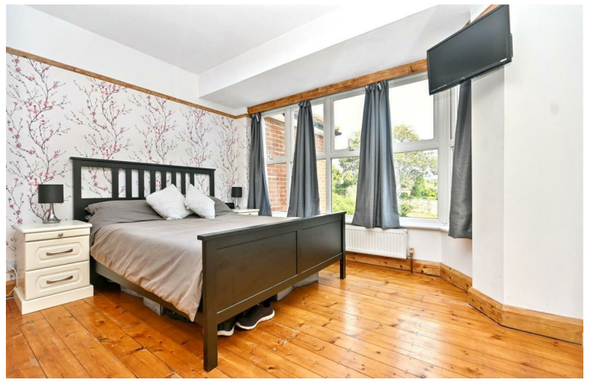
Freehold

282 Willingdon Road, Eastbourne, BN20 9JS

£649,950



4 Bedroom | 2 Reception | 2 Bathroom

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.

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Set in the sought after village of Willingdon, this well proportioned four bedroom detached house combines original charm with flexible living space, ideal for family life. The property offers a generous driveway for up to six vehicles, a garage with side access and an impressive 80ft rear garden with a large shed perfect for outdoor use all year round. Inside, the welcoming entrance hall leads to a bay fronted dining room, a bright living room opening into the conservatory and a separate study/utility room. The large kitchen features a vaulted ceiling and breakfast bar, offering plenty of space for cooking, dining and gathering. Upstairs, there are four spacious double bedrooms, all retaining their original wooden flooring. The main bedroom includes an En Suite, while the remaining rooms are served by a modern family bathroom. Character touches such as the original servant bells and period woodwork add charm throughout, giving this home a unique sense of history.

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Main Features

- Detached House
- 4 Bedrooms
- Lounge & Dining Room
- Study/Utility Room
- Kitchen
- Conservatory
- En Suite Shower Room/WC
- Family Bathroom/WC
- Lawned Rear Garden Approx 80ft In Length
- Driveway & Garage

Entrance
UPVC double glazed porch. Inner door to-

Hallway
Radiator. Understairs cupboard. Double glazed windows to front aspect.

Cloakroom
Low level WC. Wash hand basin. Radiator. Frosted double glazed window.

Dining Room
14'2 x 13'9 (4.32m x 4.19m)
Exposed floorboards. Fireplace with mantel above. Radiator. Double glazed bay window to front aspect.

Study/Utility Room
9'2 x 7'5 (2.79m x 2.26m)
Fitted range of wall and base units. Tiled flooring. Space and plumbing for washing machine and tumble dryer. Double glazed window to side aspect. Double glazed door to side.

Lounge
13'9 x 13'9 (4.19m x 4.19m)
Log burner. Radiator. Exposed floorboards. Double glazed windows. Double glazed doors to-

Conservatory
13'3 x 7'1 (4.04m x 2.16m)
Tiled flooring. Double glazed windows. Double glazed double doors to garden.

Kitchen
17'10 x 11'2 (5.44m x 3.40m)
Fitted range of wall and base units, surrounding worktops with inset bowl and a half single drainer sink unit and mixer tap. Inset five ring gas hob with extractor over. Eye level double oven. Space for fridge freezer. Part tiled walls. Integrated dishwasher. Breakfast bar. Vaulted ceiling with two velux windows. Double glazed window to rear aspect. Double glazed double doors to garden.

Stairs from Ground to First Floor Landing
Airing cupboard. Exposed floorboards. Stain glass window to side aspect.

Bedroom 1
14'1 x 11'11 (4.29m x 3.63m)
Radiator. Exposed floorboards. Built in wardrobes. Character fireplace. Double glazed bay window to rear aspect.

En Suite Shower Room/WC
Corner shower cubicle with wall mounted shower. Low level WC. Wash hand basin with mixer tap and vanity unit under. Heated towel rail. Frosted double glazed window.

Bedroom 2
13'6 x 9'7 (4.11m x 2.92m)
Radiator. Built in wardrobes. Double glazed bay window to front aspect.

Bedroom 3
10'10 x 10'9 (3.30m x 3.28m)
Radiator. Exposed floorboards. Double glazed window to front aspect.

Bedroom 4
14'4 x 9'10 (4.37m x 3.00m)
Radiator. Exposed floorboards. Double glazed window to rear aspect.

Bath & Shower Room/WC
Panelled bath with mixer tap and handheld shower attachment. Corner shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC. Heated towel rail. Fully tiled walls. Tiled flooring. Two frosted double glazed windows.

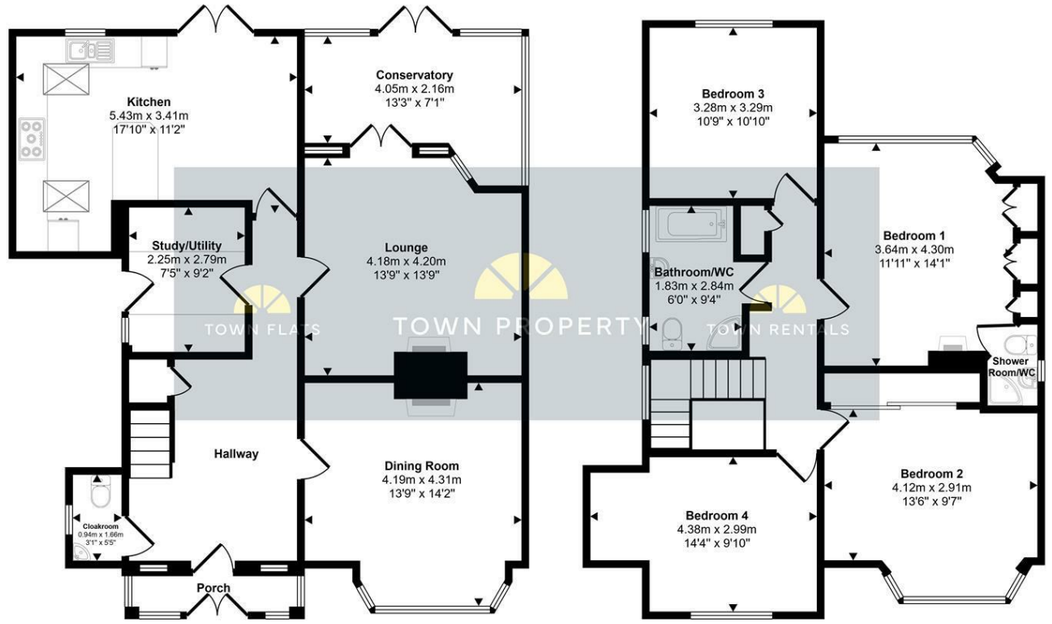
Outside
The rear garden is mainly laid to lawn with an area of patio adjoining the house. There is a mixture of shrubs and tree borders. There is gated side access, a large shed and a door to the-

Garage
Up and over door. Light and power.

Parking
There is a large driveway to the front of the property with parking for multiple vehicles.

COUNCIL TAX BAND = E

Approx Gross Internal Area
167 sq m / 1794 sq ft



Ground Floor
Approx 92 sq m / 994 sq ft

First Floor
Approx 74 sq m / 800 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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