

15 Willoughby Crescent,
Eastbourne BN22 8RA

Freehold

Guide Price
£350,000 - £370,000



4 Bedroom 2/3 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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Located in Roselands and within close walking distance of nearby shops on Seaside, this spacious semi detached house has been extended and provides versatile accommodation ideally suited for families. With four bedrooms and two/three receptions the property offers both a ground floor shower room/wc and a stylish first floor bath & shower room/wc with a further first floor WC also provided. The kitchen is well appointed and there is an overall feeling of space throughout. A roof terrace can be accessed via bedroom 2 and gardens are arranged to the front and rear of the house, the rear being well stocked with palms and shrubs. Schools and more comprehensive shops can be found within walking distance and the town centre is approximately one mile distant.

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Main Features**• Spacious Semi Detached House****• Four Bedrooms****• Two/Three Reception Rooms****• Kitchen****• Ground Floor Shower Room/WC****• Stylish Bath & Shower Room/WC****• Front & Rear Gardens****• Roof Terrace****• Local Shops and Schools Within Walking Distance****Entrance**

Frosted double glazed composite door to-

Entrance Hallway

Radiator. Understairs cupboard. Tiled flooring.

Ground Floor Shower Room/WC

Large walk in shower cubicle with wall mounted shower. Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Frosted double glazed window.

Sitting Room

17'0 x 11'8 (5.18m x 3.56m)

Radiator. Wood laminate flooring. Fireplace surround with mantel above and inset electric fire. Double glazed window to front aspect.

Dining Area

11'7 x 7'7 (3.53m x 2.31m)

Wood laminate flooring.

Garden Room

9'3 x 7'10 (2.82m x 2.39m)

Radiator. Wood laminate flooring. Double glazed patio door.

Kitchen

10'0 x 7'9 (3.05m x 2.36m)

Range of units comprising of single drainer ceramic sink unit and mixer tap with part tiled walls and surrounding worksurfaces with space for range cooker, fridge freezer and further fridge freezer. Space and plumbing for washing machine. Range of wall mounted units and extractor. Ceramic tiled floor. Double glazed window to rear aspect.

Breakfast Room

11'3 x 10'0 (3.43m x 3.05m)

Radiator. Fitted units. Frosted double glazed window and double glazed door to side aspect.

Stairs from Ground to First Floor Landing

Radiator. Double glazed window to front and side aspect.

Bedroom 1

16'3 x 9'11 (4.95m x 3.02m)

Radiator. Carpet. Feature fireplace. Wash hand basin in vanity unit. Double glazed window to front aspect.

Bedroom 2

14'1 x 11'8 (4.29m x 3.56m)

Radiator. Feature fireplace with mantel above. Double glazed window to rear aspect. Double glazed door to rear roof terrace.

Bedroom 3

8'11 x 7'3 (2.72m x 2.21m)

Airing cupboard. Wall mounted wash hand basin. Double glazed window to side aspect.

Bath and Shower Room/WC

Freestanding bath with mixer tap and shower attachment. Shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC. Radiator. Part panelled walls. Frosted double glazed window.

Separate WC

Low level WC.

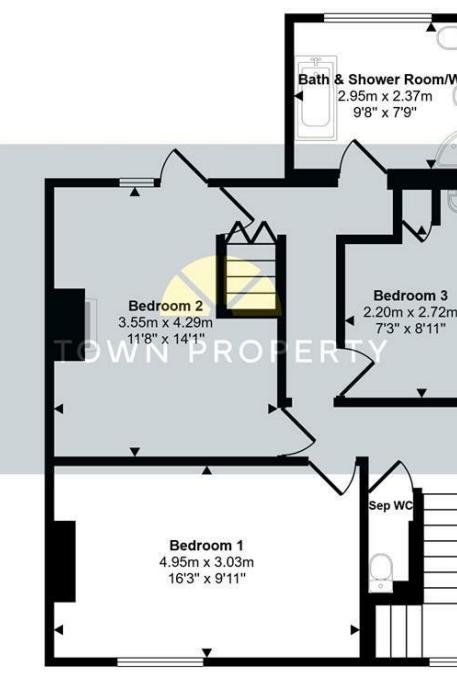
Stairs from First to Second Floor Landing**Bedroom 4**

18'4 x 16'9 (5.59m x 5.11m)

Carpet. Built in wardrobe. Eaves storage. Velux window.

Outside

There are front and rear gardens with the latter being well stocked with plants and palm trees. Areas of lawn and patio also exist whilst sheds provide invaluable storage and gated side access is provided.

COUNCIL TAX BAND = C**EPC = D**Approx Gross Internal Area
154 sq m / 1653 sq ft

Denotes head height below 1.5m

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.