Freehold

3 Hoo Gardens,
Eastbourne, BN20 9AT

Guide Price
£465,000 - £485,000








3 Bedroom | 1 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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GUIDE PRICE £465,000 -£485,000 CHAIN FREE.
Set within the highly sought after Willingdon Village, this spacious three double bedroom detached family home offers generous and versatile accommodation, perfectly suited to modern family living. Built in 1959 the property boasts bright and spacious open plan living areas, creating an ideal space for both everyday life and entertaining. To the rear, a large westerly facing garden provides an excellent outdoor retreat, enjoying afternoon and evening sunshine, offering plenty of space for children, gardening or outdoor dining. There is also a wonderful workshop that offers a host of different uses or potential for a home office/business. To the front, the home benefits from ample off road parking, adding to the convenience and practicality of the property. All three bedrooms are well proportioned doubles, ensuring comfortable accommodation for families or those needing additional space for home working. Ideally positioned within the catchment area for highly regarded local schools, the property is also just a short distance from local shops, traditional pubs and excellent transport links, making Willingdon Village a consistently popular choice for buyers. This is a fantastic opportunity to secure a well located and generously sized family home in one of the area's most desirable village settings.

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Main Features

- Detached House
- 3 Bedrooms
- Lounge & Dining Room
- Kitchen
- Bathroom/WC & Shower Room
- Utility Room
- Westerly Facing Rear Garden
- Workshop/Studio With Potential for Home Office or Business
- Driveway & Garage

Entrance
Double glazed door to-

Hallway
Radiator. Stairs to first floor. Double glazed window to front aspect. Double glazed door to rear garden.

Ground Floor Cloakroom
Low level WC. Wash hand basin with tiled splashback. Radiator. Frosted double glazed window.

Lounge
18'3 x 12'1 (5.56m x 3.68m)
Radiator. Double glazed window to rear aspect. Opening to-

Dining Area
10'6 x 10'4 (3.20m x 3.15m)
Radiator. Double glazed window to side aspect.

Kitchen
10'8 x 8'9 (3.25m x 2.67m)
Range of wall and base units, surrounding worktops with inset one and a half bowl sink unit and mixer tap. Gas hob with extractor over. Eye level double oven. Space for upright fridge freezer. Space and plumbing for dishwasher. Radiator. Double glazed window to front aspect.

Stairs from Ground to First Floor Landing
Built in storage. Loft access (not inspected). Double glazed window to front aspect.

Bedroom 1
12'2 x 10'2 (3.71m x 3.10m)
Radiator. Built in wardrobe. Double glazed window to rear aspect.

Bedroom 2
10'11 x 10'2 (3.33m x 3.10m)
Radiator. Double glazed window to front aspect.

Bedroom 3
11'5 x 7'10 (3.48m x 2.39m)
Radiator. Built in wardrobe. Double glazed window to rear aspect.

Bathroom/WC
Panelled bath with mixer tap. Low level WC with concealed cistern. Wash hand basin with mixer tap set in vanity unit. Part tiled walls. Radiator. Heated towel rail. Double glazed window to front aspect.

Shower Room
Shower cubicle. Heated towel rail. Double glazed window to rear aspect.

Outside
The Westerly facing rear garden is mainly laid to lawn with an area of patio. Access to utility room.

Studio/Workshop
14'7 x 11'3 (4.45m x 3.43m)
There is a wonderful workshop that offers a host of different uses or potential for a home office/business.

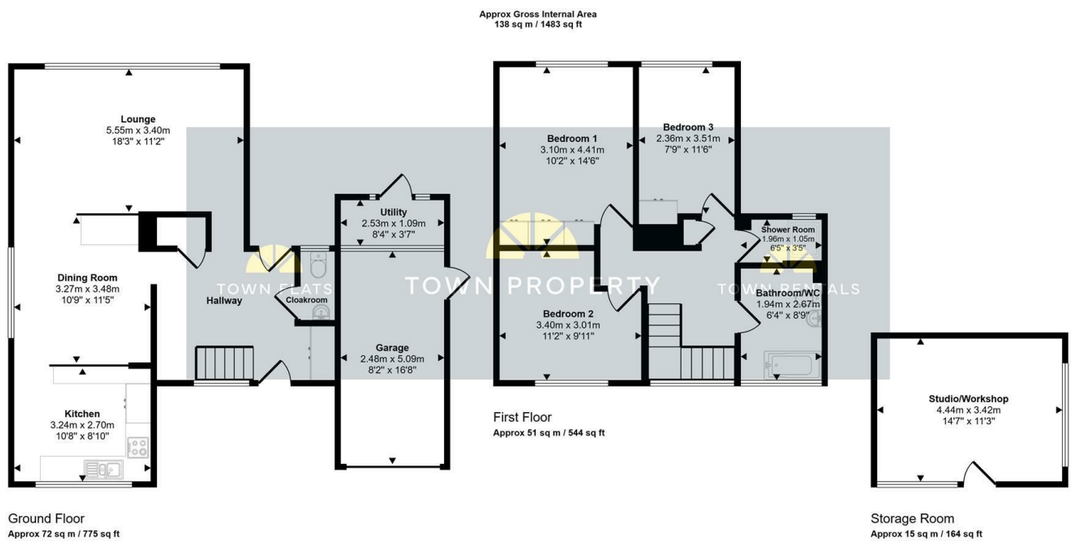
Utility Room
8'1 x 3'7 (2.46m x 1.09m)
Space and plumbing for washing machine. Further appliance space. Light and power.

Garage
16'10 x 8'4 (5.13m x 2.54m)
Up and over door. Light and power.

Parking
A driveway to the front of the property provides off road parking.

COUNCIL TAX BAND = E

EPC = D



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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Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.