

25 Willingdon Park Drive,
Eastbourne, BN22 0BS

Freehold

£675,000



4 Bedroom 1/2 Reception 2 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

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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A truly stunning four bedroom extended detached house that has undergone significant improvement. Set in wonderful landscaped gardens the house is enviably situated in West Hampden Park. Providing spacious and versatile living accommodation the house benefits from an entrance porch, ground floor cloakroom, lounge with log burner, utility room and a glorious extended kitchen/dining room with integrated appliances, central island and double glazed patio doors to the rear garden. The first floor comprises of four good size bedrooms the master having a dressing area and luxury En Suite and a luxury family bathroom. The rear garden is laid to lawn and patio and provides access to the home office/study. To the front there is a block paved driveway providing off road parking for several vehicles. Local schools, Hampden Park high street and mainline railway station are all located nearby. An internal inspection comes very highly recommended.

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Main Features

- Extended Detached House
- Four Bedrooms
- Cloakroom
- Lounge
- Kitchen/Dining Room & Separate Utility Room
- Dressing Area & Luxury En Suite to Master Bedroom
- Luxury Bathroom/WC
- Landscaped Rear Garden
- Home Office/Study
- Driveway

Entrance
Double glazed front door to-

Porch
Wood effect flooring. Inset spotlights. Double glazed windows. Inner door to-

Hallway
Two radiators. Wood effect flooring. Built in cupboard. Stairs to first floor.

Ground Floor Cloakroom
Low level WC with concealed cistern. Wash hand basin with mixer tap and cupboard below. Frosted double glazed window.

Lounge
20'5 x 15'0 (6.22m x 4.57m)
Two radiators. Fire place with log burner, stone hearth and mantel above. Double glazed windows to front and side aspects.

Extended Kitchen/Dining Room
24'2 x 17'1 (7.37m x 5.21m)
Fitted range of wall and base units, surrounding worktops with inset single drainer one and a half bowl sink unit with mixer tap. Further range of drawers and base units inset 5-ring AEG induction hob with cooker hood above and pan drawers below. Integrated tall fridge, tall freezer and dishwasher. Integrated AEG electric oven and AEG Microwave. Kitchen island with drawer units, wine fridge and breakfast bar. Inset ceiling spotlights, two radiators, UPVC double glazed window and UPVC double glazed double doors with glazed side screens opening onto rear garden.

Utility Room
11'3 x 5'3 (3.43m x 1.60m)
Fitted range of wall and base units, worktop with inset ceramic sink and mixer tap. Space and plumbing for washing machine and tumble dryer. Cupboard housing gas boiler. Double glazed window.

Stairs from Ground to First Floor Landing
Loft access (not inspected). Inset spotlights. Double glazed window.

Bedroom 1
13'6 x 13'0 (4.11m x 3.96m)
Radiator. Vaulted ceiling. Double glazed window to rear aspect with distant views towards the South Downs. Opening to-

Dressing Area
7'0 x 5'6 (2.13m x 1.68m)
Fitted wardrobes. Inset spotlights. Door to-

Luxury En Suite Shower Room/WC
Refitted white suite comprising of shower with rainwater showerhead. Low level WC with concealed cistern. Wash hand basin with mixer tap and vanity unit below. Part tiled walls. Heated towel rail. Extractor fan. Inset spotlights. Frosted double glazed window.

Bedroom 2
16'11 x 9'11 (5.16m x 3.02m)
Radiator. Fitted wardrobes. Double glazed window to side aspect with distant downland views.

Bedroom 3
11'6 x 10'2 (3.51m x 3.10m)
Radiator. Double glazed window to side aspect.

Bedroom 4
10'0 x 8'6 (3.05m x 2.59m)
Radiator. Built in cupboard with fixed shelving. Double glazed window to front aspect.

Luxury Bathroom/WC
Refitted white suite comprising of panelled bath with mixer tap and handheld shower attachment. Shower cubicle. Low level WC. Wash hand basin with vanity unit below. Heated towel rail. Part tiled walls. Extractor fan. Inset spotlights. Frosted double glazed window.

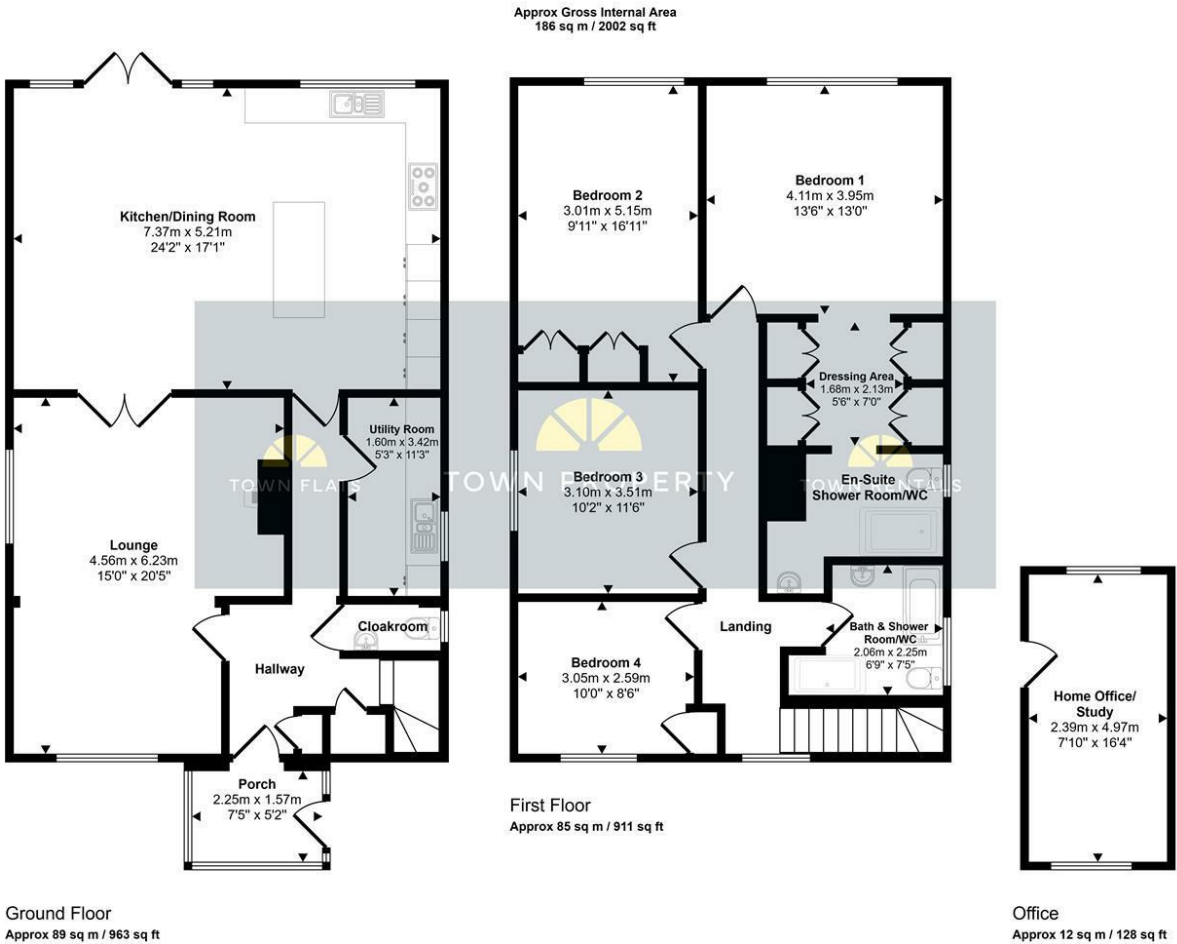
Outside
The South Westerly facing landscaped rear garden is mainly laid to lawn with a paved patio area. At the rear of the garden is shed, pergola and seating area. There are well stocked flower beds, a hot tub and gated side access. There is also access to the-

Home Office/Study
16'4 x 7'10 (4.98m x 2.39m)
Pitched roof. Lighting. Double glazed window. Door to garden.

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

EPC = C

COUNCIL TAX BAND = E



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.