TOWN PROPERTY

01323 412200

Freehold

2 Bedroom | 1 Reception | 1 Bathroom

£210,000



1 Malthouse Cottages, Wish Hill, Eastbourne, BN20 9HL

Situated in the heart of the highly sought after Willingdon Village, this charming Grade II listed cottage, originally dating back to the 1800s as part of the former village post office, presents a rare opportunity for buyers seeking a character property with tremendous potential. Converted, we understand, during the 1970s, the accommodation comprises two first floor bedrooms and a bathroom. On the ground floor there is a spacious dual aspect sitting/dining room, a fitted kitchen and a cloakroom. The property now requires a comprehensive programme of refurbishment and modernisation throughout, offering an excellent opportunity to restore and enhance this historic home to suit individual tastes and requirements. Enjoying an enviable village location, the parish church, popular eateries including The Thai Village and the Chalk Farm Hotel are all within easy walking distance, while Butts Lane, opposite the property, provides access to Butts Brow, the surrounding villages and the South Downs Way. Offered to the market with no onward chain, this is an ideal purchase for those looking to create a unique village home in one of the area's most desirable locations.

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Main Features

- Grade II listed End of Terrace Cottage
- 2 Bedrooms
- Ground Floor Cloakroom
- Kitchen
- Lounge/Dining Room
- Bathroom/WC
- Close to Transport Links

Entrance
Entrance door to-

Hallway
Radiator. Door to-

Ground Floor Cloakroom
Low level WC. Wash hand basin. Window.

Kitchen
8'10 x 7'7 (2.69m x 2.31m)
Range of wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Space for cooker. Space and plumbing for appliances. Window to front aspect.

Lounge/Dining Room
18'6 x 13'9 (5.64m x 4.19m)
Two radiators. Feature fireplace. Windows to front and side aspects.

Stairs from Ground to First Floor Landing
Window.

Bedroom 1
15'6 x 14'3 (4.72m x 4.34m)
Radiator. Built in storage. Window to front aspect.

Bedroom 2
8'10 x 7'10 (2.69m x 2.39m)
Radiator. Window to front aspect.

Bathroom/WC
Panelled bath. Low level WC. Wash hand basin. Heated towel rail. Part tiled walls. Window to rear aspect.

COUNCIL TAX BAND = D

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.