TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 2 Reception | 1 Bathroom

Guide Price
£350,000 - £370,000









4 The Court Hoo Gardens, Eastbourne, BN20 9AX

GUIDE PRICE £350,000 TO £370,000

A wonderful three bedroom cottage set in glorious grounds in Willingdon village. Being sold CHAIN FREE the cottage provides spacious and well proportioned accommodation comprising of a ground floor cloakroom, kitchen, lounge with separate dining area and a spacious conservatory that opens onto lawned gardens. The first floor comprises of three bedrooms, one with shower cubicle and a further bathroom. Further benefits include double glazing and gas central heating. There is a garage located in a nearby block and Willingdon Village is within comfortable walking distance. Built into the grounds of the stunning Hoo building, an internal inspection comes highly recommended.

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Freehold

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Main Features

- CHAIN FREE Terraced Cottage
- 3 Bedrooms
- Ground Floor Cloakroom
- Kitchen
- Lounge & Separate Dining Area
- Conservatory
- Bathroom/WC
- Lawned Front & Rear Gardens
- Stunning Views Towards The South Downs
- Garage

Entrance
Front door to-

Hallway
Radiator. Stairs to first floor. Understairs cupboard.

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

Kitchen
Fitted range of white wall and base units, worktop with inset one and a half bowl sink unit and mixer tap. Cooker point. Space for upright fridge freezer. Space and plumbing for washing machine. Tiled flooring. Radiator. Double glazed window to front aspect.

Lounge
21'9 x 15'0 (6.63m x 4.57m)
Radiator. Coved ceiling. Dado rail. Stone fireplace and hearth. Door to conservatory. Double glazed window to rear aspect. Opening to-

Dining Room
13'8 x 8'10 (4.17m x 2.69m)
Radiator. Wall lights. Coved ceiling. Double glazed window to front aspect.

Conservatory
10'0 x 8'6 (3.05m x 2.59m)
Tiled floor. Built in cupboard. Double glazed windows. Double glazed door to garden.

Stairs from Ground to First Floor Landing
Airing cupboard with fixed shelving. Loft access (not inspected).

Bedroom 1
14'8 x 12'2 (4.47m x 3.71m)
Radiator. Double glazed window to rear aspect.

Bedroom 2
14'8 x 9'6 (4.47m x 2.90m)
Radiator. Double glazed window to rear aspect.

Bedroom 3
11'8 x 11'1 (3.56m x 3.38m)
Radiator. Eaves storage. Vanity unit with inset wash hand basin and cupboard below. Shower cubicle. Built in walls. Double glazed window to front aspect.

Bathroom/WC
Panelled bath with mixer tap and handheld shower attachment. Low level WC. Vanity unit with inset wash hand basin with cupboard below. Tiled walls. Radiator. Frosted double glazed window.

Outside
There is a wonderful lawned area of private garden.

Garage
Located in a nearby block with an up and over door.

COUNCIL TAX BAND = D

Other Details
AGENTS NOTE £250 per quarter for maintenance of lawned gardens

EPC = C

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.