



TOWN PROPERTY



01323 412200

Freehold



4 Bedroom



2 Reception



1 Bathroom

Guide Price
£300,000 - £320,000



21 Willowfield Road, Eastbourne, BN22 8AL

*** GUIDE PRICE £300,000 - £320,000 ***

A substantial and beautifully presented four double bedroom, three storey period terraced house, offering generous and versatile living accommodation throughout. The property features two spacious reception rooms and a well appointed kitchen breakfast room, ideal for both everyday living and entertaining. Finished to a pristine standard, the home also benefits from a separate WC in addition to the family bathroom, enhancing convenience for modern family life. Ideally situated in the sought after Seaside area of Eastbourne town centre, the property is just a few yards from Willowfield Square garden and within easy walking distance of the Seafront, main town centre and train station. Offered chain free, this impressive home presents an excellent opportunity for those seeking a ready to move into property in a prime coastal location.



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Main Features

- 3 Storey Period Terraced House
- 4 Double Bedrooms
- Lounge
- Dining Room
- Kitchen/Breakfast Room
- Family Bathroom/WC
- Separate Cloakroom
- Courtyard Rear Garden
- Double Glazing & Gas Central Heating Throughout
- CHAIN FREE

Entrance

Double glazed front door to-

Entrance Hall

Inner door to-

Hallway

Radiator. Understairs cupboard. Exposed painted floorboards.

Lounge

13'9 x 11'1 (4.19m x 3.38m)

Radiator. Exposed painted floorboards. Double glazed bay window to front aspect.

Dining Room

11'9 x 9'0 (3.58m x 2.74m)

Radiator. Exposed painted floorboards. Double glazed window to rear aspect.

Kitchen/Breakfast Room

17'6 x 9'7 (5.33m x 2.92m)

Fitted range of wall and base units, surrounding worktops with inset double sink unit and mixer tap. Electric oven and hob. Space for upright fridge freezer. Space and plumbing for washing machine. Radiator. Double glazed window to rear aspect. Double glazed door to side.

Stairs from Ground to First Floor Landing

Radiator.

Bedroom 1

14'8 x 13'11 (4.47m x 4.24m)

Two radiators. Exposed painted floorboards. Feature fireplace. Double glazed bay window to front aspect.

Bedroom 2

11'9 x 9'3 (3.58m x 2.82m)

Radiator. Exposed painted floorboards. Double glazed window to rear aspect.

Bathroom/WC

Panelled bath with mixer tap. Shower cubicle with wall mounted shower. Low level WC. Wash hand basin. Radiator. Frosted double glazed window.

Cloakroom

Low level WC. Frosted double glazed window.

Stairs from First to Second Floor Landing

Loft access (not inspected). Double glazed window to rear aspect.

Bedroom 3

14'1 x 9'2 (4.29m x 2.79m)

Radiator. Exposed painted floorboards. Double glazed window to front aspect.

Bedroom 4

11'9 x 8'3 (3.58m x 2.51m)

Radiator. Exposed painted floorboards. Double glazed window to rear aspect.

Outside

The rear garden is laid to paved slabs and has raised sleeper plant beds. The garden has fenced boundaries and gated rear access.

COUNCIL TAX BAND = B

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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.