



# TOWN PROPERTY



01323 412200

Freehold



3/4 Bedroom



1/2 Reception



1 Bathroom

## £389,950



### 41 Winchester Way, Eastbourne, BN22 0JS

Enviably located in Willingdon, just a short walk from the charming Village amenities and with views from the garden towards the spectacular South Downs, this extended house has three/four bedrooms and boasts a double glazed conservatory. There is a study/bedroom 4, a generous sitting room and a fitted kitchen whilst a modern bathroom and separate wc are included on the first floor. Lovely mature rear gardens offer a pleasant outlook and a driveway and garage provide ample parking. Further shops and eateries can be found in Freshwater Square and Willingdon Triangle and Polegate High street and the mainline railway station is approximately one and a half miles distant.

41 Winchester Way,  
Eastbourne, BN22 0JS

£389,950

## Main Features

- Extended Semi Detached House
- 3/4 Bedrooms
- Sitting Room
- Kitchen
- Double Glazed Conservatory
- Study/Bedroom 4
- Modern Bathroom
- Separate WC
- Driveway & Garage
- Far Reaching Views of The South Downs

### Entrance

Covered entrance with composite double glazed door to-

### Hallway

Radiator. Understairs cupboard. Frosted double glazed window.

### Study/Bedroom 4

11'5 x 8'2 (3.48m x 2.49m)

Radiator. Wood laminate flooring. Double glazed window to front aspect.

### Sitting Room

17'8 x 9'1 (5.38m x 2.77m)

Radiator. Wood laminate flooring. Fireplace surround with mantel above. Double glazed double doors to conservatory.

### Kitchen

11'1 x 8'10 (3.38m x 2.69m)

Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Space for electric cooker and fridge freezer. Space and plumbing for washing machine and dishwasher. Range of wall mounted units and wall mounted gas boiler. Larder style cupboard. Double glazed window to rear aspect. Double glazed door to side.

### Double Glazed Conservatory

15'8 x 8'5 (4.78m x 2.57m)

Vinyl flooring. Wall mounted heater. Double glazed windows. Double glazed double doors to garden.

### Stairs from Ground to First Floor Landing

Access to loft (not inspected) with ladder. Double glazed window to side aspect.

### Bedroom 1

11'10 x 10'8 (3.61m x 3.25m)

Radiator. Wood laminate flooring. Built in wardrobe. Airing cupboard. Double glazed window to front aspect.

### Bedroom 2

11'6 x 10'9 (3.51m x 3.28m)

Radiator. Wood laminate flooring. Built in cupboard with shelving. Double glazed window to rear aspect with far reaching views.

### Bedroom 3

8'2 x 7'2 (2.49m x 2.18m)

Radiator. Wood laminate flooring. Double glazed window to front aspect.

### Modern Bathroom

Panelled shower bath with mixer tap and wall mounted shower. Wash hand basin with mixer tap and vanity unit below. Tiled flooring. Part tiled walls. Heated towel rail. Frosted double glazed window.

### Separate WC

Low level WC. Frosted double glazed window.

### Outside

Lovely mature gardens are laid to lawn and decking and enjoy a pleasant and secluded aspect, with the South Downs in view.

### Parking

A driveway provides off street parking.

### Garage

Up and over door.

Council Tax Band = D

www.town-property.com | E. info@town-property.com | T. 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.