



TOWN PROPERTY






01323 412200

Freehold

Guide Price

£450,000-£460,000

 2 Bedroom  1/2 Reception  1 Bathroom



## 20 Downs Road, Willingdon, Eastbourne, BN22 0JJ

Favourably located in Willingdon, this lovely detached bungalow offers two bedrooms with a full width conservatory which opens onto the Westerly facing rear garden where downland views can be enjoyed. Benefits include a double aspect sitting room, a fitted kitchen/breakfast room and bathroom/wc with a further separate wc also included. Ample off street parking is provided with an area of new block paving to the front, with a driveway extending to the side that leads to the detached garage. Double glazing and gas fired central heating also extend throughout. The Village amenities, shops in Freshwater Square and access to the heritage downland are all within walking distance.

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### Main Features

- Detached Bungalow
- Two Double Bedrooms
- Sitting Room
- Kitchen/Breakfast Room
- Double Glazed Conservatory
- Bathroom/WC
- Lawn and Patio Rear Garden
- Driveway
- Garage

### Entrance

Double glazed door to-

### Double Glazed Porch

Inner door to-

### Hallway

Radiator. Store cupboard. Wood laminate flooring.

### Sitting Room

17'0 x 10'10 (5.18m x 3.30m)

Radiator. Carpet. Fireplace with tiled hearth. Double glazed windows to front and side aspect.

### Kitchen/Breakfast Room

12'8 x 9'0 (3.86m x 2.74m )

Range of units comprising of bowl and a half stainless steel sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Four ring electric hob with electric oven under and extractor over. Space for fridge. Space and plumbing for washing machine. Range of wall mounted units. Larder cupboard. Radiator. Wood laminate flooring. Double glazed window to side aspect.

### Double Glazed Conservatory

21'9 x 8'9 (6.63m x 2.67m)

Radiator. Double glazed window to rear aspect. Twin sliding double doors to rear aspect.

### Bedroom 1

14'10 x 10'11 (4.52m x 3.33m)

Radiator. Fitted wardrobe. Carpet. Double glazed window to side aspect. Double glazed double doors to conservatory.

### Bedroom 2

10'4 x 9'0 (3.15m x 2.74m)

Radiator. Carpet. Double glazed windows to front and side aspect.

### Bathroom/WC

Panelled shower bath with shower screen, mixer tap and wall mounted shower. Wall mounted wash hand basin with mixer tap and vanity unit under. Low level WC. Radiator. Part tiled walls. Frosted double glazed window.

### Outside

The secluded rear garden is laid to lawn and patio with planted borders and gated side access.

### Parking

There is a new area of block paved patio providing off street parking to the front. A driveway to the side also leads to a detached garage.

### Garage

18'39 x 9'13 (5.49m x 2.74m)

### EPC= C

### COUNCIL TAX BAND = C

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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.