

Flat 1, 47 Willingdon Road,  
Eastbourne, BN21 1TN

Leasehold - Share of Freehold

£400,000



3 Bedroom 1 Reception 1 Bathroom

  
**TOWN FLATS**

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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.



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A truly stunning 3 bedroom ground floor apartment with its own private entrance door and with wonderful private lawned gardens to the rear. Forming part of this attractive residence on the borders of the Old Town and Willingdon the flat has undergone much modernisation and is presented to a high standard. The apartment benefits from luxury refitted kitchen/dining room with integrated appliances and access to the private gardens, a luxury refitted bath & shower room/WC with panelled bath & shower cubicle, a spacious bay windowed bedroom with fitted wardrobes, 2 further bedrooms and cellarge that can either provide wonderful storage or scope to be used as 2 rooms. The private rear garden is mainly laid to lawn with a large patio with a variety of trees and shrubs. The garden to the front is private and belongs to the flat aswell. Being sold CHAIN FREE with a share of the freehold, an internal inspection comes very highly recommended.

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## Main Features

- Stunning Garden Apartment With Its Own Private Entrance & Share Of The Freehold
- 3 Bedrooms
- Ground Floor
- Spacious Bay Windowed Lounge
- Modern Fitted Kitchen/Dining Room
- Luxury Bath & Shower Room/WC
- Cellarage With 2 Rooms
- Double Glazing & Gas Central Heating
- Beautiful Lawned Private Garden With Patio Area
- CHAIN FREE

Entrance  
Private door to -

Split level Hallway  
Radiator. Coved ceiling. Wood effect flooring. Door to cellarage.

Spacious Bay Windowed Lounge  
15'9 x 12'4 (4.80m x 3.76m)  
Radiator. Picture rail. Television point. Wood effect flooring. Double glazed bay window to rear aspect.

Modern Fitted Kitchen/Dining Room  
20'1 x 8'11 (6.12m x 2.72m)  
Wonderful range of fitted wall and base units. Worktop with inset single drainer ceramic sink unit and mixer tap. Built-in induction hob and double oven. Extractor cooker hood. Integrated fridge/freezer, washing machine & dishwasher. Part tiled walls. Tiled floor. Inset spotlights. Radiator. Double glazed window and door to garden.

Bedroom 1  
16'8 x 11'0 (5.08m x 3.35m )  
Wonderful feature recess with Feature fireplace with tiled hearth and surround. Built-in wardrobes. Corniced ceiling. Picture rail. Wood effect flooring. Double glazed bay window to front aspect with window seat.

Bedroom 2  
11'3 x 7'4 (3.43m x 2.24m)  
Radiator. Built-in double wardrobe. Wood effect flooring. Double glazed window to side aspect.

Bedroom 3  
7'1 x 6'1 (2.16m x 1.85m)  
Radiator. Coved ceiling. Cupboard housing gas boiler. Double glazed window to side aspect.

Luxury Bath & Shower Room/WC  
Stunning white suite comprising panelled bath with Victorian style mixer tap and handheld shower attachment. Shower cubicle with rainwater shower head. Low level WC. Vanity unit with inset wash hand basin, chrome mixer tap and cupboard below. Tiled walls. Tiled floor. Inset spotlights. Extractor fan. Radiator with heated towel rail. Frosted double glazed window.

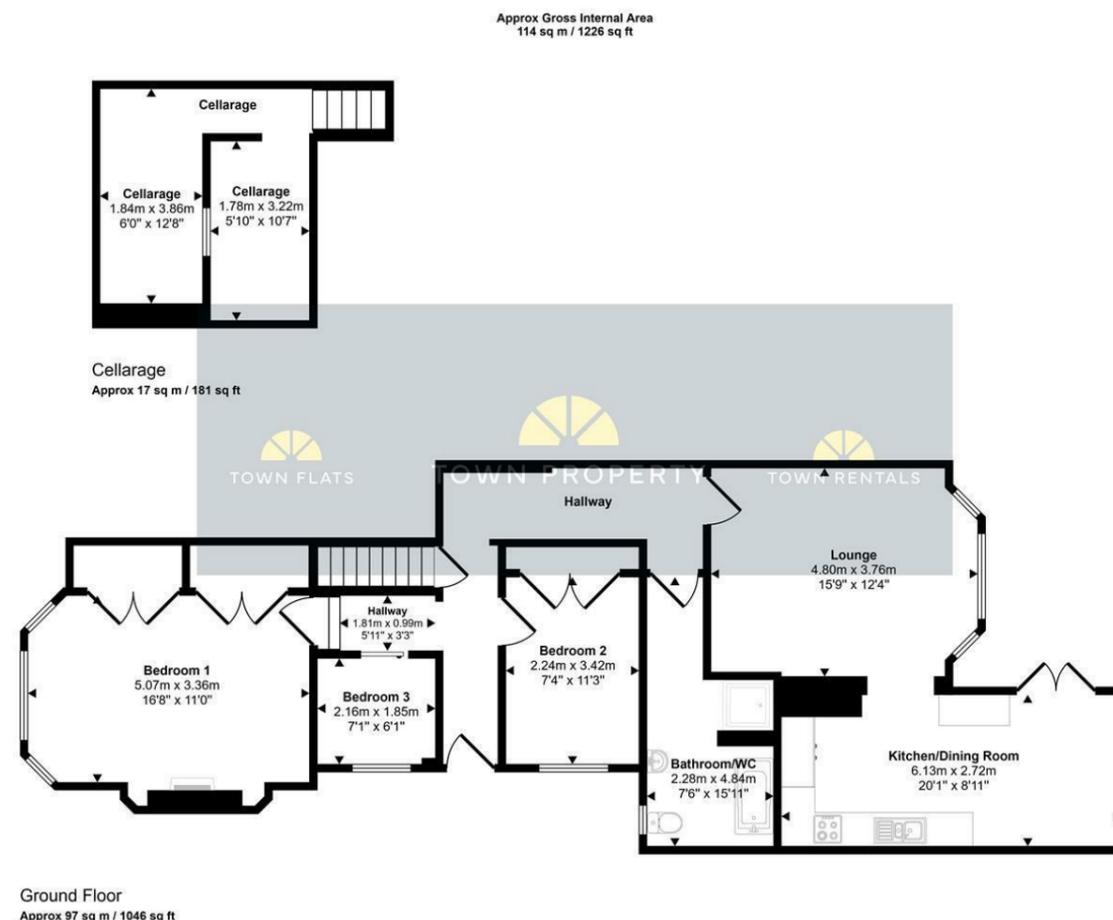
Stairs From Ground To Lower Ground Floor

Cellarage  
12'8 x 6'0 / 10'7 x 5'10 (3.86m x 1.83m / 3.23m x 1.78m)  
The cellar consists of 2 rooms, both with light & power.

Outside  
The wonderful private rear garden is mainly laid to lawn with a good size patio, well stocked flower beds and borders. A feature arch leads to an enclosed area of shingle to the bottom of the garden, with a shed.

EPC = C

Council Tax Band = B



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

**Ground Rent: N/A**

**Maintenance: As & when required**

**Lease: 999 years from 1984. We have been advised of the lease term, we have not seen the lease**

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