TOWN PROPERTY

01323 412200

Freehold

2 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£270,000 - £280,000









62 Church Street, Willingdon, Eastbourne, BN22 0HX

GUIDE PRICE £270,000 to £280,000
A charming Period Cottage located in the heart of Willingdon Village that has two bedrooms and presented to a high standard, having been newly decorated throughout. Notable for retaining lovely character features including an exposed brick fireplace and walled Cottage style gardens, there is an open plan sitting room with wood burner, a fitted kitchen/breakfast room and a first floor shower room/wc. Double glazing and gas fired central heating and radiators extend throughout. The local Church, eateries and shops and the Wheatsheaf Pub are all close by whilst access to Butts Brow and the South Downs is a short walk away. Polegate High street shops and the mainline railway station with direct trains to London is also approximately one mile distant.

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Main Features

- Charming Period Cottage
- 2 Bedrooms
- Open Plan Sitting Room
- Kitchen/Breakfast Room
- Shower Room/WC
- Delightful Walled Gardens with Southerly Aspect
- Double Glazing
- Gas Central Heating

Entrance
Door to-

Open Plan Sitting Room
10'10 x 10'1 (3.30m x 3.07m)
Radiator. Recessed fireplace with inset wood burner. Ceramic tiled flooring. Double glazed window to front aspect.

Kitchen/Breakfast Room
11'10 x 9'0 (3.61m x 2.74m)
Range of units comprising of butlers sink with surrounding wooden work surfaces with cupboards and drawers under. Inset four ring gas hob and electric oven under. Space for refrigerator. Range of wall mounted units. Engineered oak flooring. Radiator. Double glazed window to rear aspect. New uPVC double glazed door to rear garden.

Stairs from Ground to First Floor Landing:
Cupboard housing gas boiler. Access to loft with ladder (not inspected).

Bedroom 1
11'3 x 10'5 (3.43m x 3.18m)
Radiator. Carpet. Double glazed window to front aspect.

Bedroom 2
9'0 x 5'5 (2.74m x 1.65m)
Radiator. Carpet. Double glazed window to rear aspect.

Shower Room/WC
Oversize shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC. Radiator. Tiled flooring. Tiled walls. Frosted double glazed window.

Outside
The secluded walled rear garden is laid to patio and planted borders, enjoying a pleasant Southerly aspect. Extending to approximately 80' in length, a brick built store shed is also included.

EPC = C

Council Tax Band = 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.