



TOWN PROPERTY



01323 412200

Freehold

 2 Bedroom  1 Reception  1 Bathroom

£375,000



## 139 Wish Hill, Eastbourne, BN20 9HN

A charming cottage style period home, enviably positioned within the heart of picturesque Willingdon Village, at the foot of Butts Brow and the South Downs National Park. Offered to the market CHAIN FREE, this delightful property enjoys an elevated position with attractive outlooks and a wonderful village setting, whilst also benefiting from convenient step free access via the rear garden through a gate leading directly to the garage and parking space. Beautifully blending character and practicality, the accommodation features an impressive open plan double reception room incorporating both sitting and dining areas, enhanced by attractive parquet flooring and double doors opening onto the rear garden. A fitted kitchen also provides direct garden access, creating a seamless flow between indoor and outdoor living. Upstairs, there are two generous double bedrooms, including a particularly spacious principal bedroom benefitting from a substantial wardrobe area that almost functions as a walk-in wardrobe. A modern shower room completes the accommodation, while gas central heating ensures year round comfort. Outside, the property enjoys gardens to both the front and rear, with the rear garden providing direct access to the garage and private parking space. Situated moments from the beautiful countryside surrounding Butts Brow and within easy reach of popular village pubs including The Red Lion and The Wheatsheaf, this charming home offers an enviable combination of village life, character and convenience.

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## Main Features

- CHAIN FREE Charming Cottage Style Period Home
- In Sought After Willingdon Village
- Two Generous Double Bedrooms
- Spacious Open Plan Lounge & Dining Room
- Attractive Parquet Flooring
- Fitted Kitchen With Direct Garden Access
- Principal Bedroom With Extensive Wardrobe
- Front & Rear Gardens
- Garage & Parking Space With Step Free Rear Access
- Moments From The South Downs, Butts Brow & Popular Village Pubs

## Entrance

Front door to -

## Hallway

Radiator. Understairs cupboard. Parquet flooring.

## Lounge/Dining Room

20'9 x 13'3 (6.32m x 4.04m)

2 radiators. Feature fireplace. Parquet flooring. Double glazed bay window to front aspect. Double glazed patio doors to rear garden.

## Fitted Kitchen

9'8 x 8'6 (2.95m x 2.59m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob and double oven under. Extractor cooker hood. Space and plumbing for washing machine or dishwasher. Space for fridge/freezer. Understairs storage cupboard. Double glazed window to rear aspect. Double glazed door to rear.

## Stairs from Ground to First Floor Landing:

Airing cupboard housing gas boiler. Loft access (not inspected).

## Bedroom 1

16'0 x 10'9 (4.88m x 3.28m )

2 Radiators. Walk-in fitted wardrobe. 2 Double glazed windows to front aspect.

## Bedroom 2

9'9 x 7'9 (2.97m x 2.36m)

Radiator. Fitted wardrobe. Plumbing for washing machine. Double glazed window to rear aspect.

## Modern Shower Room/WC

Suite comprising walk-in shower cubicle. Low level WC. Wash hand basin. Extractor fan. Heated towel rail. Frosted double glazed window.

## Outside

Rear Garden: Laid to lawn with path to rear gate and access to garage/parking. Fenced boundaries with planted borders.

Front Garden: Shared steps up from Wish Hill. Laid to lawn with planted borders.

## Parking

Garage (16'1 x 7'9) with up & over door and space in front of the garage.

Council Tax Band = D