



HOME + CASTLE
ESTATE AGENTS

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VIEWING HIGHLY
RECOMMENDED



new
instruction



Wish Hill, Eastbourne, BN20 9HE

Freehold | House | 3 Bedrooms

Perfectly located in Willingdon, this three bedroom home offers modern accommodation with character charm. Set over three floors, the garden level has the open plan living space with bedrooms, bathroom and second reception room located on the upper floors. The recently constructed office building in the garden is a particular highlight. The heart of Willingdon village is within easy reach and offers eateries, shops and the local church. Viewing is highly recommended to appreciate this property.

FOR SALE
FREEHOLD
£425,000

Location

Willingdon is a sought after location due to its range of facilities whilst retaining a village charm. Within walking distance of this property is the Red Lion pub, parade of shops and access onto The South Downs. For families, there are 'Good' schools located nearby as well parks with recreation grounds.

Eastbourne town centre and train station is less than 3 miles away, providing a shopping centre, theatres and restaurants. Only a short walk from the town centre is Eastbourne's seafront, perfect for those that want to enjoy the beach, walk along the promenade or visit the historic Pier.

Ground Floor

Entrance Hall

Entrance vestibule with window and coir matting.

Living Room 14'5" x 10'7" (4.4 x 3.25)

A lovely dual aspect room, with fireplace.

WC 6'6" x 2'9" (2 x 0.85)

Toilet and basin.

Bedroom Three 13'11" x 7'8" (4.25 x 2.35)

A versatile room with window to the rear aspect, overlooking the garden.

Garden Level

Open Plan Living Space

With storage cupboards, including under stairs.

Kitchen Diner Area 13'11" x 13'1" (4.25 x 4)

A range of shaker cabinetry with complementary wood effect worktop. One and half bowl sink set under the side aspect window. Integrated appliances include oven, gas hob with concealed extractor over. Space for washing machine, fridge freezer and dishwasher. Central spacing allowing for dining table and chairs.

Lounge Area 14'5" x 10'7" (4.4 x 3.25)

A lovely dual aspect family space having window to side aspect and further window and half glazed door to the rear garden. Ornate fireplace.

First Floor

Stairs rise from the entrance hall to the first floor which has the loft hatch.

Bedroom One 14'5" x 10'9" (4.4 x 3.3)

Window to the rear aspect.

Bathroom 8'2" x 6'10" (2.5 x 2.1)

A modern bathroom with suite comprised of bath, vanity unit with inset and storage, toilet. Glazed shower cubicle with thermostatic shower. Extractor and window with obscured glass.

Bedroom Two 14'3" x 9'0" (4.35 x 2.75)

Over stairs storage cupboard and window to the front aspect.

Rear Garden

A paved pathway leads to the rear garden which has low maintenance artificial grass and deck areas, bordered by fencing. There is a side access gate with pathway running down side of the property.

Home Office/Gym maximum of 18'8" x 9'10" (maximum of 5.7 x 3)

Constructed in 2024 this bespoke building is perfect for those needing separate home office space. Fully kitted out the building has electrics, lighting and double glazed bi folding doors and window. Part of the building has been separated to be used as garden storage, plus an overhanging roof designed for a BBQ area.

Additional Information

Council Tax Band: D

EPC Rating: D

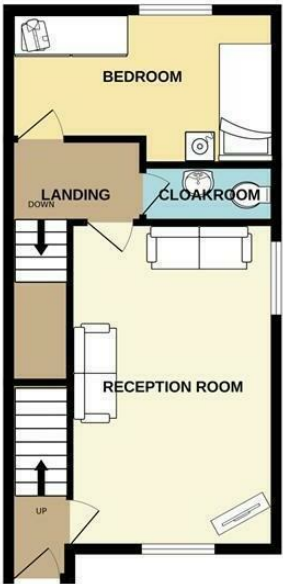
All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

Floor Plan

LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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Energy Efficiency Graph

