

Valuers, Land & Estate Agents

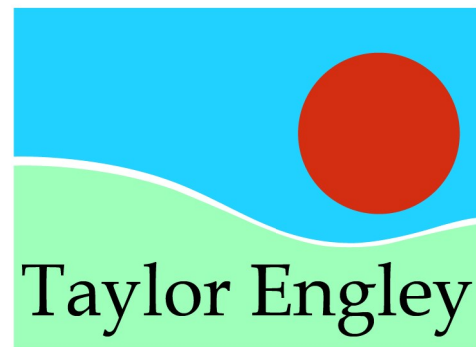
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5 Blue Bird Way, Lower Willingdon, Eastbourne, East Sussex, BN22 0BF

Guide Price £500,000 Freehold

An excellent opportunity has arisen to acquire this immaculately presented FOUR BEDROOMED detached house, located on the Lower Willingdon/Hampden Park border. The property was built in 2021 and benefits from the remaining building warranty.



The property is noted to benefit from landscaped gardens, gas fired central heating and double glazed windows. The property is conveniently located close to local shops, bus routes and schools. Hampden Park train station, providing links to Eastbourne, Brighton and London is approximately one and a half miles distant.

*** FOUR BEDROOMED DETACHED HOUSE * DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING * GARAGE * REMAINING BUILDING WARRANTY * LANDSCAPED GARDENS * FITTED KITCHEN WITH INTEGRATED APPLIANCES * BATHROOM WITH SEPARATE SHOWER CUBICLE, INCLUDING W.C * SEPARATE SHOWER ROOM WITH W.C**



The accommodation

Comprises:

Front Door

To:

Hallway

With radiator, large understairs storage cupboard.

Ground Floor Master Bedroom

14' x 11' (4.27m x 3.35m)

With mirrored built-in wardrobes, bay double glazed window, radiator, door to:

Jack and Jill Ground Floor Bathroom

Double glazed window, extractor fan, bath with mixer tap, large separate shower cubicle, wash basin with mixer tap, low level w.c, partially tiled walls, heated towel rail, mirrored wall cabinet.

Bedroom 4

8'02 x 8'01 (2.49m x 2.46m)

Neutral decoration, double glazed window to front, radiator.

Living Room

18' x 13'06 max (5.49m x 4.11m max)

(18'1 x 13'06 max into bay)

Neutral decoration, patio doors onto garden with additional full length double glazed window, two radiators.

Kitchen/Dining Room

13'01 x 11'03 (3.99m x 3.43m)

Range of wall and base units, stainless steel double bowl sink with mixer tap, worktop with upstand, integrated fridge/freezer, integrated washer/dryer, integrated dishwasher, Electrolux double oven, full ring gas hob with extractor over and stainless steel splashback, cupboard housing Ideal gas boiler, double glazed window, door to garden.

Stairs rising to:

First Floor Landing

With radiator and large utility cupboard.

Bedroom 2

19'02 x 11' (5.84m x 3.35m)

Double glazed velux windows, large storage cupboard, fitted wardrobes, radiator.



Shower Room

Shower cubicle, wash basin with mixer tap, low level w.c, heated towel rail, mirrored wall cabinet, with partially tiled walls,

Bedroom 3

11'07' x 11' (3.53m' x 3.35m)

Neutral decoration, double glazed window, radiator,

Driveway

Driveway providing ample off road parking.

Garage

21'01 x 10'09 (6.43m x 3.28m)

With up and over door, lighting and power.

Rear Garden

Recently landscaped with raised beds having a range of mature plants and shrubs, patio area, with separate lawn, outside tap. outdoor electric socket.

NB

We are informed by our client that there may be an annual estate charge for the communal areas. This charge is to be confirmed.

(All details concerning outgoings are subject to verification).

COUNCIL TAX BAND:

Council Tax Band - E £2822.53 until 31st March 2024
Wealden District Council.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

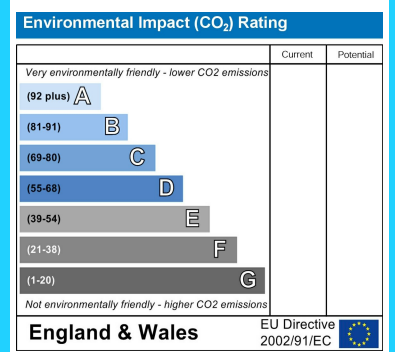
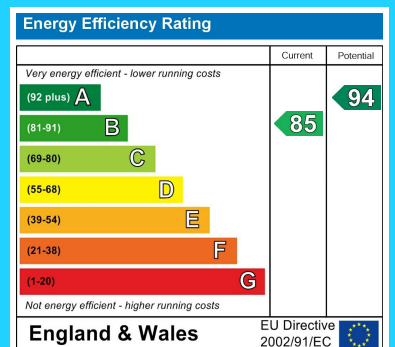
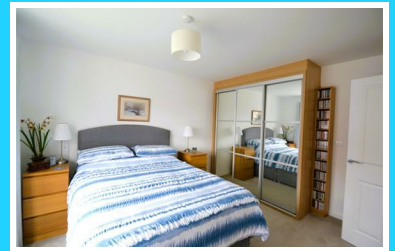
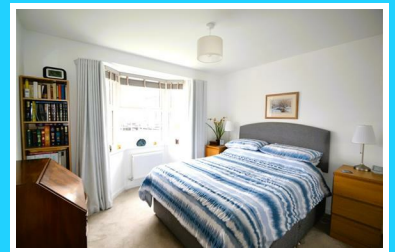
FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEBY.





We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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