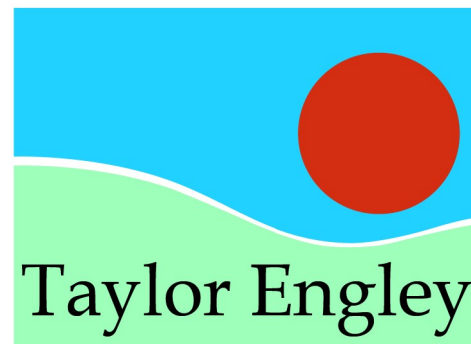


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**11 Coopers Hill, Willingdon, Eastbourne, East Sussex, BN20 9JG**  
**Guide Price £480,000 Freehold**

Taylor Engley are delighted to offer to the market this well presented **THREE BEDROOMED DETACHED CHALET STYLE BUNGALOW** in this favoured Willingdon location. The property benefits from sealed unit double glazing, gas fired central heating, re-fitted kitchen, modern bathroom and is considered to be in good decorative order throughout. Additionally the property offers spacious sitting room with separate dining room/optional bedroom 3, conservatory, recently constructed parking for two vehicles, low maintenance garden to rear with extensive views towards the South Downs.





The property is situated within close proximity to Willingdon Village Post Office and amenities with numerous downland walks situated close by. Further shops are available at the Willingdon Triangle and Polegate beyond with its mainline railway station. Eastbourne town centre with its comprehensive shopping facilities, mainline railway station, theatres and seafront is approximately three and a half miles distant.

**\* COVERED ENTRANCE PORCH \* ENTRANCE VESTIBULE \* HALL \* CLOAKROOM/WC \* SITTING ROOM \* DINING ROOM/OPTIONAL BEDROOM 3 \* RE-FITTED KITCHEN/DINING ROOM \* KITCHEN/BREAKFAST ROOM \* CONSERVATORY \* TWO FIRST FLOOR BEDROOMS \* BATHROOM/WC \* GARDENS TO FRONT AND REAR \* PARKING FOR TWO VEHICLES \***





## The accommodation

Comprises:

### Entrance Porch

Double glazed doors to:

### Entrance Vestibule

Quarry tiled floor, double glazed inner door to:

### Hall

Solid light oak flooring, coved ceiling, double radiator, understairs storage cupboard, broadband point, glass panelled door to sitting room and kitchen.

### Cloakroom/Wc

Low level wc, wall mounted hand wash basin, light oak flooring, obscure upvc window to side, part tiled walls.

### Sitting Room

18'10 x 11' (5.74m x 3.35m)

Attractive Minster style fireplace with inset recessed wood burning stove, two double radiators, coved ceiling, upvc bay window to front with upvc patio doors to rear leading to conservatory, television point.

### Kitchen/Dining Room

17' x 10'9 (5.18m x 3.28m)

Recently re-fitted with light Oak fronted eye and base level units with solid Oak work top surfaces, inset single drainer stone composite unit, space for slot-in cooker, space for dishwasher and plumbing for washing machine, space for American style fridge freezer, Potterton Suprima gas fired boiler for the provision of gas fired central heating and domestic hot water.

### Dining area

10'2 x 8 (3.10m x 2.44m)

Double glazed French doors to rear with upvc window to rear with extensive Downland views, double radiator.

### Conservatory

Being part brick and Upvc construction with french doors to rear garden

### Bedroom 3

10'10 x 10'10 (3.30m x 3.30m)

(Formerly separate dining room)

Upvc windows to front, radiator, coved ceiling, television and telephone point.

Stairs from hall to:

### First Floor Landing

Hatch to loft, radiator, airing cupboard with a copper lagged tank, immersion switch and slatted shelving.

### Bedroom 1

13'8 x 13'7 (4.17m x 4.14m)

Dual aspect, fitted bedroom suite including six drawer wardrobe, dressing table, three and four drawer chests, glass shelved unit, double glazed windows to front and rear - the rear having superb views over adjacent properties towards the South Downs.

### Views from Bedroom 1

### Bedroom 2

12' x 8'7 (3.66m x 2.62m)

Upvc window to front, radiator, access to eaves storage.

### Bathroom/Wc

With a white suite comprising panelled bath with shower attachment, close coupled wc., vanity hand wash basin with chrome mixer taps, separate shower cubicle with Aqualisa Thermostatic Shower within, eaves storage cupboard, part tiled walls with obscure Upvc windows to rear.

### Outside

### Driveway Parking for Two Vehicles

Recently constructed in 2021 with parking for two sizeable vehicles and lighting.

(We have been informed by our client that the driveway parking area is awaiting its final surface and that a planning application has been submitted for a bound resin surface to be laid. Our client has agreed to cover the cost of this surface when planning permission has been granted). Further information available upon request.

### Front Garden

Steps to front garden principally laid to lawn with pathway with mature shrubs to sides with specimen trees and evergreens, two timber sheds to the side.

### Rear Garden

With extensive views to the South Downs a raised decking area leading to an area principally laid to lawn with mature shrubs to boundary fencing, summerhouse, principally timber decked with outside tap and gate to front, outside light.

### Council Tax Band

Wealden District Council tax band 'D' Currently £2,690.12 until end of March 2023.

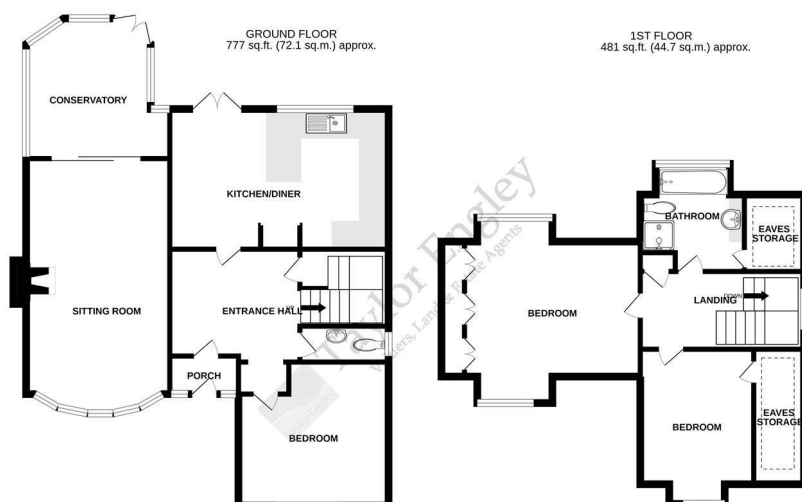
### FOR CLARIFICATION:

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:

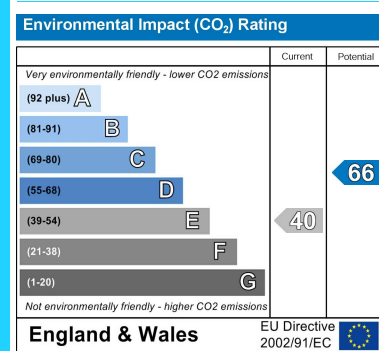
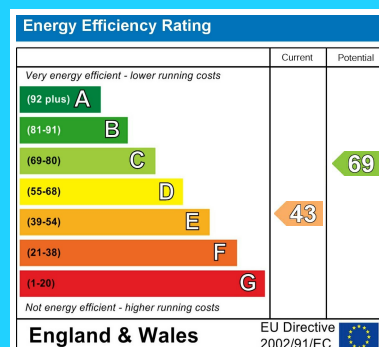
All appointments are to be made through TAYLOR ENGLEBY.





**TOTAL FLOOR AREA:** 1258 sq.ft. (116.8 sq.m.) approx.

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.  
Made with Metropix 10/2022



**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.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

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