

Valuers, Land & Estate Agents

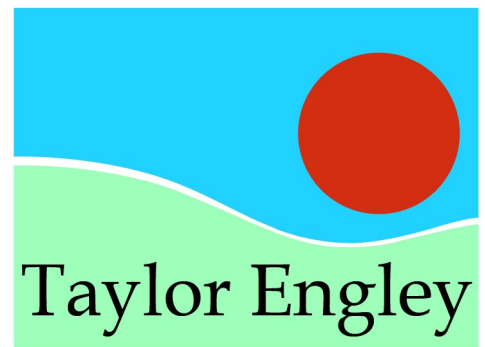
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Marlowe, 19 Church Street, Willingdon Village, Eastbourne, East Sussex, BN20 9HR
Guide Price £950,000 Freehold

A rare opportunity arises to acquire this CHARMING DETACHED CHARACTER RESIDENCE occupying a prime location in the very heart of the desirable Willingdon Village. Marlowe, believed to be of possible 17th Century origins was converted from a barn and granary during the 1930's, having exposed ceiling and wall beams understood to have come from an ancient building in Canterbury Kent, which once belonged to Elizabethan Playwright Christopher Marlowe (this is referred to in the book called Old Willingdon by WJ Vine published in 1978). Marlowe was converted from a knapped flint barn into a spacious home and enjoys fabulous views of the South Downs National Park. The property is considered to be in very good decorative order and has the benefit of gas fired central heating. Outside there are walled gardens of approximately 0.2 of an acre, which are mainly laid to lawn. There is a single garage and a gravel driveway providing ample parking.



Marlowe is situated in the highly sought after Church Street in Willingdon Village being within walking distance of the local Post Office, two public houses, attractive St. Marys Church and Thai restaurant. The South Downs National Park where many beautiful scenic walks can be enjoyed is also within just a short walk. Bus services pass along the nearby Willingdon Road, whilst Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station is approximately three miles distant. Railway stations can also be found at Hampden Park and at Polegate. Further local amenities include the David Lloyd Leisure Club and Willingdon Golf Course.

*** HIGHLY SOUGHT AFTER WILLINGDON VILLAGE LOCATION * FABULOUS VIEWS OF THE SOUTH DOWNS NATIONAL PARK * KNAPPED FLINT BARN CONVERTED FROM A BARN AND GRANARY DURING THE 1930'S * BEAMS UNDERSTOOD TO BE RECLAIMED FROM ELIZABETHAN PLAYWRIGHT CHRISTOPHER MARLOWE'S CANTERBURY HOME * TWO RECEPTION ROOMS * KITCHEN/BREAKFAST ROOM * CLOAKROOM * THREE BEDROOMS * TWO EN-SUITES * FAMILY BATHROOM * WALLED GARDENS OF APPROXIMATELY 0.2 OF AN ACRE * SPACIOUS DRIVEWAY PARKING * SINGLE GARAGE * GAS FIRED CENTRAL HEATING * CONSERVATION AREA * INTERNAL VIEWING HIGHLY RECOMMENDED ***



The accommodation

Comprises:

Oak front door opening to:

Reception Hall

Beamed ceiling, tiled flooring, feature staircase, radiator, door opening onto driveway.

Cloakroom

Low level wc, wall mounted wash hand basin, tiled flooring, downlighters, window to rear.

Sitting Room

14'1 x 14' (4.29m x 4.27m)

(14'1 extending to 16'8 max into bay)

Attractive double aspect room with feature beam ceiling and inglenook style open fireplace having tiled hearth and two inset leaded light windows, window to side with fitted window seat and bay window to front with views towards the South Downs National Park, tiled flooring.

Dining Room

18'1 x 10' max (5.51m x 3.05m max)

Spacious through room with outlook to front and rear, beamed ceiling, tiled flooring, radiator. Door to kitchen/breakfast room.

Kitchen/Breakfast Room

18'1 max x 7'11 (5.51m max x 2.41m)

(7'11 widening to 8'8 max)

Maximum measurements including depth of fitted units. Spacious double aspect through room comprises Granite work surfaces with upstand and inset twin bowl stainless steel sink unit with mixer tap, range of oak fronted base units and glazed fronted wall mounted cupboards, slot-in Range style cooker having eight burner gas hob and two electric ovens, extractor fan over, tiled floor, larder recess area having space for American style fridge/freezer, if desired, Granite work surface with space and plumbing for dishwasher below, fitted shelving and wine rack, window to side, downlighters, radiator, door to conservatory.

Conservatory

9'7 x 5'10 (2.92m x 1.78m)

Outlook over gardens, radiator, cupboard having space and plumbing for washing machine, shelf providing space for tumble dryer over.

Staircase rising from reception hall to:

First Floor Landing

Having views towards the South Downs National Park, linen cupboard housing cylinder, radiator, loft hatch to roof space with fitted loft ladder, light and power also housing Vaillant wall mounted gas fired boiler and having a circular window to side.

Bedroom 1

17'3 max into bay x 14' max (5.26m max into bay x 4.27m max)

Attractive triple aspect room with excellent views of the South Downs National Park, two radiators.

En-Suite Shower Room

Spacious tiled shower cubicle, wash hand basin with mixer tap set onto shelved cabinet, low level wc, chrome effect heated towel rail, mostly tiled walls, tiled floor, downlighters, wall mounted light, window to rear.

Bedroom 2

16'3 to cupboard front x 9'8 (4.95m to cupboard front x 2.95m)

Double aspect room enjoying outlook over rear garden, built-in wardrobe cupboards, two radiators.

En-Suite Shower Room

Shower cubicle, wash hand basin with mixer tap set onto shelved unit, chrome effect heated towel rail, tiled walls, tiled floor, downlighters, wall light, shaver point, outlook over gardens.

Bedroom 3

10'1 x 8'9 (3.07m x 2.67m)

Built-in shelving, oak flooring, radiator, views towards the South Downs National Park.

Family Bathroom

Shaped bath set into tiled surround, wash hand basin with cabinet below, low level wc, radiator, tiled flooring, tiled walls, chrome effect heated towel rail, downlighters, window to front.

Outside

The property has delightful walled gardens of approximately 0.2 of an acre being mainly laid to lawn and having various mature trees and shrubs. From the rear garden fabulous views can be enjoyed towards the South Downs National Park. Double wrought iron gates opening onto a spacious gravel driveway providing ample off road parking.

Single Garage

Having light and power and personal door to rear garden.
(Unable to measure at time of inspection).

COUNCIL TAX BAND:

Council Tax Band - 'G' Wealden District Council - currently £3,848.91 until March 2024

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:

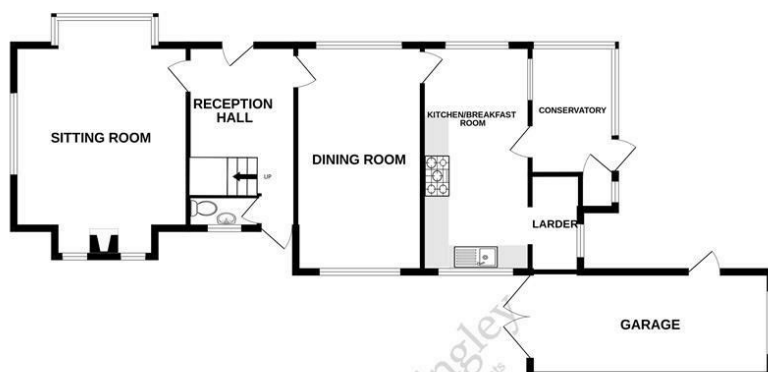
All appointments are to be made through TAYLOR ENGLEY.







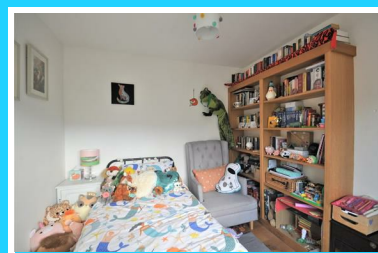
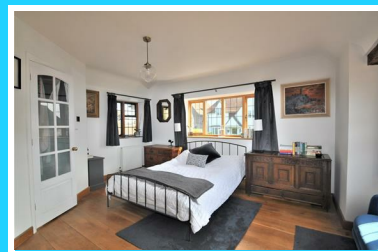
GROUND FLOOR
966 sq.ft. (89.8 sq.m.) approx.



1ST FLOOR
723 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA: 1689 sq.ft. (156.9 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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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