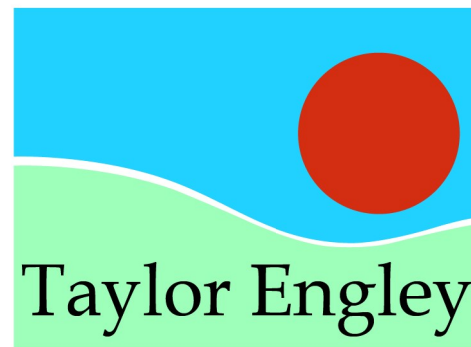


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Vine Cottage 11, Church Street, Willingdon Village, Eastbourne, East Sussex, BN20 9HP
Guide Price £385,000 Freehold

An excellent opportunity arises to acquire this **ATTRACTIVE BAY FRONTED TWO BEDROOMED TERRACED HOME**, occupying a prime location in the very heart of the desirable Willingdon Village. The property is considered to offer deceptively spacious living accommodation and is offered with the benefit of gas fired central heating and double glazed windows. Features include a spacious bay fronted sitting room/dining room, kitchen/breakfast room, ground floor wc, two first floor bedrooms and a shower room/wc. Outside there are mature gardens.



The property 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. Mary's 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 Polegate. Further local amenities include the David Lloyd Leisure Club and Willingdon Golf Course.

*** HIGHLY SOUGHT AFTER WILLINGDON VILLAGE LOCATION * SPACIOUS SITTING ROOM/DINING ROOM * KITCHEN/BREAKFAST ROOM * GROUND FLOOR WC * TWO FIRST FLOOR BEDROOMS * SHOWER ROOM/WC * MATURE GARDENS * GAS FIRED CENTRAL HEATING * DOUBLE GLAZED WINDOWS * CHAIN FREE * INTERNAL VIEWING HIGHLY RECOMMENDED ***



The accommodation

Comprises:

Front door opening to:

Entrance Hall

Radiator, door to sitting room/dining room.

Sitting Area

12'4 max into bay x 10'6 (3.76m max into bay x 3.20m)

(10'6 to chimney breast)

Fireplace with living flame gas fired (not tested), fitted display shelving with cabinets below, Sash style double glazed windows to bay, wide opening to dining area.

Dining Area

12'4 x 11'4 (3.76m x 3.45m)

Radiator, understairs storage cupboard housing electric meter and consumer unit, central heating thermostat, door to rear garden. Door to ground floor wc.

Ground Floor Wc

Low level wc, wall mounted wash hand basin.

Kitchen/Breakfast Room

14'1 max x 8'10 max (4.29m max x 2.69m max)

(Maximum measurements including depth of fitted units)

Comprising work surface having inset sink unit with mixer tap over, range of matching base and wall mounted units, matching storage cupboard, space for fridge/freezer with cupboard over, Neue electric oven with saucepan drawer below and Neue microwave over with cupboard above, Baxi wall mounted gas fired boiler, radiator, double aspect room with door to rear garden.

Stairs rising from entrance hall to:

First Floor Landing

Built-in shelved cupboard with cupboard over, walk-in cupboard with light and having space and plumbing for washing machine and window, airing cupboard housing cylinder and shelving, two loft hatches to roof space.

Bedroom 1

13'3 max x 10'5 max (4.04m max x 3.18m max)

(13'3 max to cupboard front)

Maximum measurements including depth of chimney breast, two double glazed Sash style windows to front, full height and full width wardrobe cupboard with louvered doors housing central heating programmer.

Bedroom 2

11'5 x 9'10 (3.48m x 3.00m)

Radiator, double glazed Sash style window with outlook to rear.

Shower Room

Spacious shower cubicle with glazed screen, wash hand basin set into cabinet and having mixer tap, low level wc, radiator, double glazed Sash style window to rear.

Outside

Small front garden area having mature shrubs and hedge to front.

Rear Garden

Having patio area, timber summerhouse, lawned area and mature shrubs, timber shed, outside tap, boundary gates providing pedestrian right of way.

COUNCIL TAX BAND:

Council Tax Band - 'C' Wealden District Council - currently £2,052.74 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:

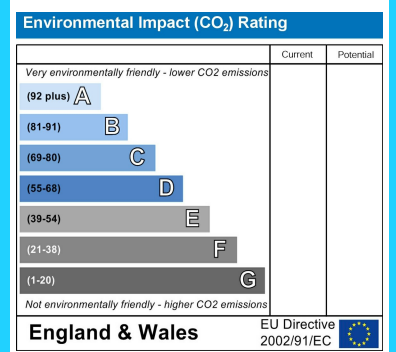
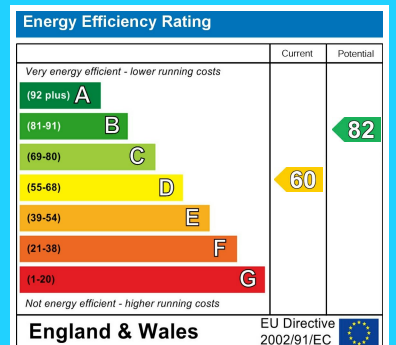
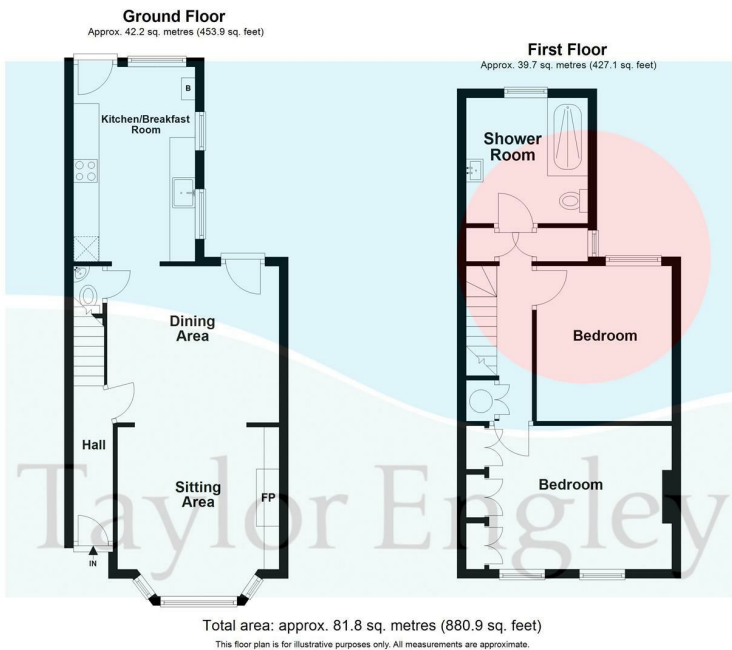
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings.

Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLE.





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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