

Valuers, Land & Estate Agents

6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222

Fax: (01323) 722226

eastbourne@taylor-engley.co.uk

www.taylor-engley.co.uk

est. 1978



Taylor Engley



3 Crouch Close, Eastbourne, East Sussex, BN20 9EL

Asking Price £650,000 Freehold

Taylor Engley are delighted to offer to the market this attractive **FOUR BEDROOM DETACHED HOME**, located in the highly sought after Willingdon Village area. The accommodation benefits from gas fired central heating, double glazing and has features that include, a spacious sitting/dining room, conservatory, kitchen/breakfast room, principle bedroom with en-suite and a family bathroom. Outside there is a spacious garage, driveway parking and established gardens. The property is offered to the market chain free.



The property occupies an enviable location with the heart of Willingdon Village, being within walking distance of the local Post Office, two public houses, St. Mary's Church, a Thai restaurant and coffee shop. The South Downs National Park is also within walking distance. Bus services pass along the nearby Willingdon Road, whilst Eastbourne's Town centre which offers a comprehensive range of shopping facilities is approximately two and a half miles distant. Mainline railway stations can also be found at Polegate and Hampden Park. Further local amenities also include the David Lloyd Leisure Club and Willingdon Golf Course.

*** HIGHLY SOUGHT AFTER WILLINGDON VILLAGE LOCATION * CLOSE PROXIMITY TO SOUTH DOWNS NATIONAL PARK * SITTING/DINING ROOM * CONSERVATROY * KITCHEN/BREAKFAST ROOM * FOUR BEDROOMS * EN-SUITE SHOWER ROOM * FAMILY BATHROOM * SPACIOUS GARAGE * DRIVEWAY PARKING * ESTABLISHED GARDENS * GAS FIRED CENTRAL HEATING * DOUBLE GLAZED WINDOWS * CHAIN FREE * INTERNAL VIEWING HIGHLY RECOMMENDED ***



The accommodation

Comprises:

Door opening to:

Porch

Tiled floor, wall light, front door to:

Entrance Vestibule

Understairs storage cupboard, radiator.

Cloakroom

Low level wc, wash hand basin set into cabinet.

Door from entrance vestibule to:

Hall

Radiator, central heating thermostat.

Sitting Room

20'2 x 10'4 (6.15m x 3.15m)

(10'4 widening to 11'10 max)

Through room with outlook to front and rear, stone fireplace with fitted living flame gas fire, radiator, wide arch opening to:

Dining Room

9'9 x 8'8 (2.97m x 2.64m)

Radiator, connecting door to hall and door to:

Conservatory

10'7 max x 9'10 max (3.23m max x 3.00m max)

Power, wall light, polycarbonate roof, double doors to rear garden.

Kitchen/Breakfast Room

18'4 x 9' (5.59m x 2.74m)

(9' narrowing to 5'6 in breakfast area. maximum measurements include depth of fitted units)

Range of base and wall mounted cupboards with under cupboard lighting, worksurface with tiled splash back, inset single drainer one and a half bowl sink unit with mixer tap, Neff eye level oven with cupboards above and below, Neff four burner gas hob with Neff extractor fan over, Blomberg dishwasher, Neff washing machine, Neff freezer, fridge, tiled walls, central heating programmer, wall mounted cupboard housing Potterton gas fired boiler, radiator, outlook to rear and window and door to side opening to:

Side Porch

9' x 5' (2.74m x 1.52m)

Power, wall light, polycarbonate roof, personal door to garage and door to rear garden

Stairs rising from hall to:

First Floor Landing

Feature window to front by half landing, airing cupboard housing cylinder and shelving, loft hatch to roof space.

Bedroom 1

12'1 x 10'11 max (3.68m x 3.33m max)

(10'11 max wall to wall reducing to 8'11 to cupboard front)

Range of fitted wardrobe cupboards, radiator, outlook to rear.



En-suite Bathroom

Bath with mixer tap and shower attachment, wash hand basin set into cabinet with wall mounted cupboard above having inset mirror, low level wc, radiator, tiled walls, window to front.

Bedroom 2

11'8 x 10'11 max (3.56m x 3.33m max)

(10'11 max wall to wall reducing to 9' to cupboard front)

Fitted wardrobe cupboards with mirror fronted sliding doors, radiator, outlook to rear.

Bedroom 3

10'4 x 8'2 (3.15m x 2.49m)

Radiator, outlook to front.

Bedroom 4

9'2 max x 8'7 max (2.79m max x 2.62m max)

8'7 max reducing to 6'5)

Radiator, outlook to rear.

Family Bathroom

Bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, radiator, shaver point, tiled walls, fitted mirror, medicine cabinet.

Garage

18'1 max x 15'3 max (5.51m max x 4.65m max)

(18'1 max in length reducing to 14'4 x 15'3 max in width reducing to 7'4)

Spacious garage with pitched roof, light and power, gas meter, electrically operated up and over door, personal door to rear opening to side porch.

Driveway Parking

Spacious block paved driveway parking preceding garage.

Front Garden

Area laid to Lawn, outside light

Rear Garden

Lawned area flanked by well stocked borders with various established shrubs and trees, patio area, timber summer house and shed, greenhouse outside tap, gate to side.

COUNCIL TAX BAND:

Council Tax Band - 'F' Eastbourne Borough 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.

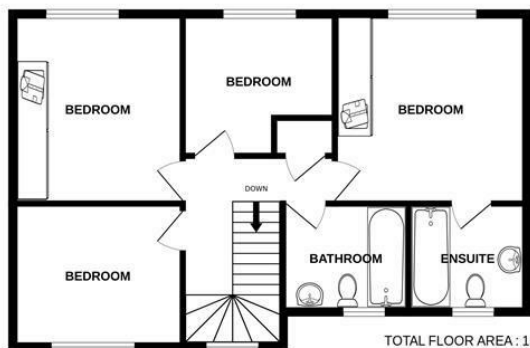
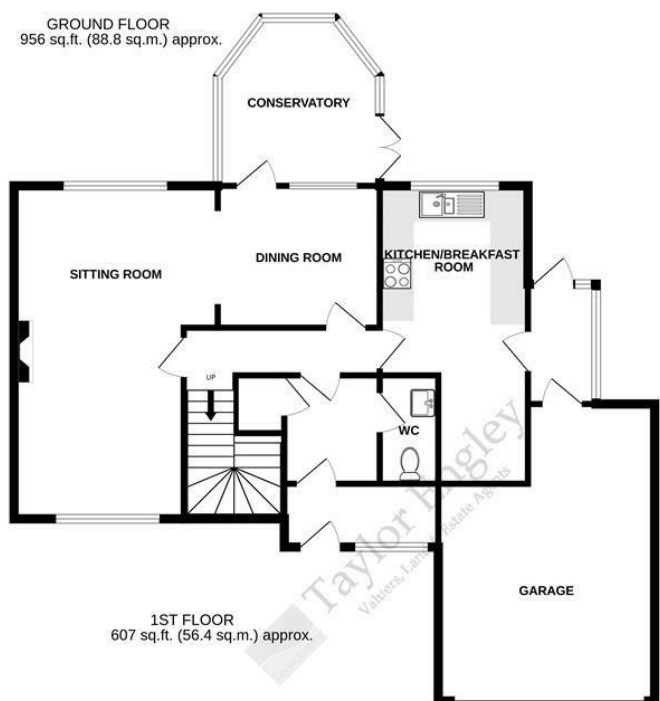
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.





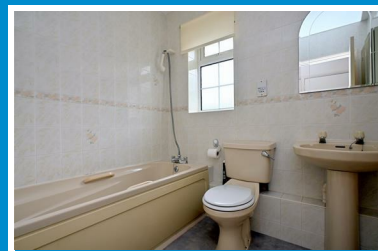
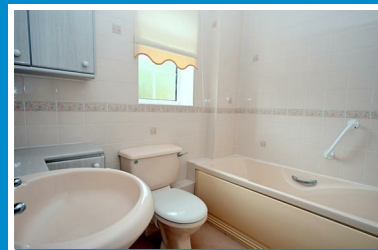




TOTAL FLOOR AREA: 1563 sq.ft. (145.2 sq.m.) approx.

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		85
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

Environmental Impact (CO₂) 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.

Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750