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Taylor Engley



16 Wealden Park, Willingdon, Eastbourne, East Sussex, BN22 0JF

Guide Price £620,000 Freehold

AN ATTRACTIVE FOUR BEDROOMED DETACHED HOME, in this favoured Willingdon location. The property forms part of the desirable Wealden Park development and is offered with the benefit of gas fired central heating and double glazed windows. Features include a sitting/dining room, study, spacious fitted kitchen/breakfast room, utility room, principal bedroom with en-suite bathroom and a separate shower room. Outside there is an adjacent double garage with driveway parking to front and established gardens to front and rear. The property is being offered to the market Chain Free.



The property is located in the highly sought after Willingdon area being within walking distance of Willingdon Village amenities that include two public houses, Thai restaurant and the attractive St. Mary's Church. The South Downs National Park is also within close proximity. Bus services pass along the nearby Willingdon Road to Eastbourne's town centre which is approximately three miles distant and offers a comprehensive range of shopping facilities and mainline railway station.

Mainline railway stations can also be found at Hampden Park and at Polegate.

*** HIGHLY SOUGHT AFTER WILLINGDON LOCATION * SITTING/DINING ROOM * STUDY * SPACIOUS KITCHEN/BREAKFAST ROOM * UTILITY ROOM * FOUR BEDROOMS - ONE WITH EN-SUITE BATHROOM * SEPARATE SHOWER ROOM * DOUBLE GARAGE * DRIVEWAY PARKING * ESTABLISHED GARDENS * GAS FIRED CENTRAL HEATING * DOUBLE GLAZED WINDOWS * CHAIN FREE ***



The accommodation

Comprises:

Front door opening to:

Entrance Hall

Radiator, central heating thermostat, understairs storage cupboard with light housing consumer unit.

Cloakroom

Low level wc, wall mounted wash hand basin, part tiled walls, radiator, window to front.

Sitting/Dining Room

Sitting Room Area

19'6 x 14'3 max (5.94m x 4.34m max)
(14'3 max reducing to 10'4).

Through room having outlook to front and patio doors to rear, brick fireplace with fitted living flame gas fire (not tested). Wide opening to dining room.

Dining Room

9'7 max x 9'5 max (2.92m max x 2.87m max)

Radiator, outlook to rear.

Door from entrance hall to:

Study

8'4 x 6'3 (2.54m x 1.91m)

Radiator, outlook to front.

Kitchen/Breakfast Room

12'10 x 11'3 (3.91m x 3.43m)

(Maximum measurements including depth of fitted units).

Comprises single drainer one and a half bowl stainless steel sink unit with mixer tap, work surface with tiled splashback, range of base and wall mounted cupboards, Creda eye level electric oven, Creda four burner gas hob with extractor fan over, Neff dishwasher, integrated fridge freezer, radiator, outlook to rear. Door to utility room.

Utility Room

8'4 max 4'8 max (2.54m max 1.42m max)

(Maximum measurements including depth of fitted cupboards).

Base unit, work surface, wall mounted cupboard, Worcester wall mounted gas fired boiler, window to front, door to side.

Stairs rising from entrance hall to:

Half Landing

With feature window to front.

Stairs continuing to:

First Floor Landing

Airing cupboard housing cylinder and shelving, loft hatch to roof space.

Bedroom 1

12'11 x 12' (3.94m x 3.66m)

(12' to cupboard front).

Full height wardrobe cupboard with mirror fronted sliding doors, radiator, outlook to rear with far reaching views.

En-Suite Bathroom

White suite comprises bath with mixer tap and shower over, shower screen, pedestal wash hand basin with mixer tap, low level wc, tiled walls, radiator, window to front.

Bedroom 2

12'11 x 11'4 max (3.94m x 3.45m max)

(11'4 max including depth of built-in wardrobe cupboard).

Double built-in wardrobe cupboard and shelving, radiator, outlook to rear with far reaching views.

Bedroom 3

12'6 x 8'5 (3.81m x 2.57m)

(12'6 to cupboard front).

Full height and full width fitted wardrobe cupboards with mirror fronted doors, radiator, outlook to front.

Bedroom 4

9'9 max x 9'8 (2.97m max x 2.95m)

(9'9 max reducing to 7'3)

Fitted shelving, radiator, outlook to rear with far reaching views.

Family Shower Room

Tiled shower cubicle with Mira Sport shower unit, wash hand basin with mixer tap set into cabinet, low level wc, part tiled walls, light with shaver point, radiator, window to front.

Outside

Double Garage

17'3 max in depth x 17'10 max (5.26m max in depth x 5.44m max)

(Maximum measurements including depth of internal pillars and fittings).

Two doors to front - one being electrically operated, light and power, personal door to side opening to rear garden.

Front Garden

Having lawned area and some established shrubs and trees.

Block Paved Driveway

Parking preceding garage.

Rear Garden

Having patio area to immediate rear, lawned area, various established shrubs, mature oak tree, outside tap, gate to either side of property.

COUNCIL TAX BAND:

Council Tax Band - 'F' 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 ENGLELY.

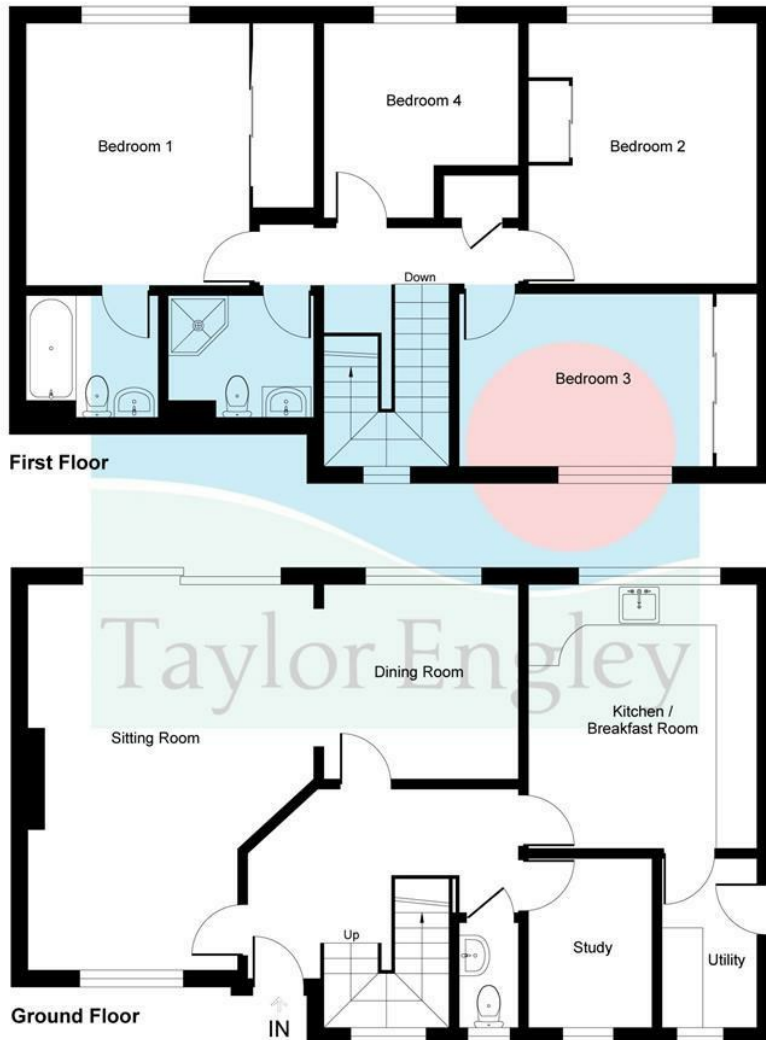






Wealden Park, BN22

Approximate Gross Internal Area = 138.8 sq m / 1495 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(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

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

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