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**Taylor Engley**



**117a Eastbourne Road, Willingdon, Eastbourne, East Sussex, BN20 9NE**

**Guide Price £435,000 Freehold**

**An opportunity has arisen to acquire this THREE/FOUR DETACHED CHALET STYLE HOME in this favoured Willingdon location. The property benefits from gas fired central heating, sealed unit double glazing and offers versatile accommodation throughout. The property additionally offers gardens to front side and rear and is conveniently located within close proximity of nearby shops in Willingdon Triangle and Polegate with its mainline railway station**





**The property is situated in sought after Willingdon area of Eastbourne with its shops in Willingdon Triangle and Polegate, numerous scenic walks can be enjoyed on the nearby South Downs whilst Eastbourne town centre amenities including mainline railway station, comprehensive shopping facilities, theatres and seafront are approximately four miles distant.**

**ENTRANCE HALL - LIVING ROOM - KITCHEN - THREE GROUND FLOOR BEDROOMS - BATHROOM/WC - SHOWER ROOM/WC - STUDY - ONE FIRST FLOOR BEDROOM - GARAGE - DRIVEWAY PARKING FOR SEVERAL VEHICLES - GARDENS**





## ENTRANCE HALL

Three radiators, built-in storage cupboard.

## LOUNGE

15'6 x 13'4 (4.72m x 4.06m)

Tiled open fireplace, radiator, double glazed window to side, window and doors to:

## GARDEN ROOM

12'7 x 12'5 (3.84m x 3.78m)

Radiator, double glazed windows to rear, patio doors to garden.

## KITCHEN

11'6 x 7'8 (3.51m x 2.34m)

Double aspect room with double glazed windows to front and side. Fitted with a range of built-in cupboards and drawers, space and plumbing for washing machine and dishwasher, worksurfaces, sink unit, space for fridge and freezer, built-in oven and gas hob with extractor hood over, radiator.

## BEDROOM ONE

12'8 into bay x 10' to wardrobe fronts (3.86m into bay x 3.05m to wardrobe fronts)

Radiator, double glazed bay window to front, built-in wardrobe cupboards.

## BATHROOM

White suite comprising bath with mixer tap and shower attachment, washbasin, heated towel rail, double glazed window to side.

## CLOAKROOM/WC

Low level WC, double glazed window to side.

## SHOWER ROOM

White suite comprising washbasin, low level WC, walk-in shower cubicle, double glazed window to side, heated towel rail.

## STUDY

11'8 x 5'4 max (3.56m x 1.63m max)

Double glazed window to side, door to garden.

## BEDROOM TWO

10'3 x 8'7 (3.12m x 2.62m)

Double glazed window to rear.

From the hallway, door to: stairs to first floor bedroom:

## BEDROOM THREE

16'6 x 15'2 (5.03m x 4.62m)

Double glazed windows to rear enjoying views across to the South Downs, Velux windows to front, radiator, Glow-worm wall mounted gas boiler, eaves storage cupboards.

## GARDEN

The gardens wrap around the property and are mainly laid to lawn.

## DRIVEWAY

The property is well set back from the road and comes with an exceptionally large driveway, offering off road parking for multiple vehicles.

## BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

## COUNCIL TAX BAND:

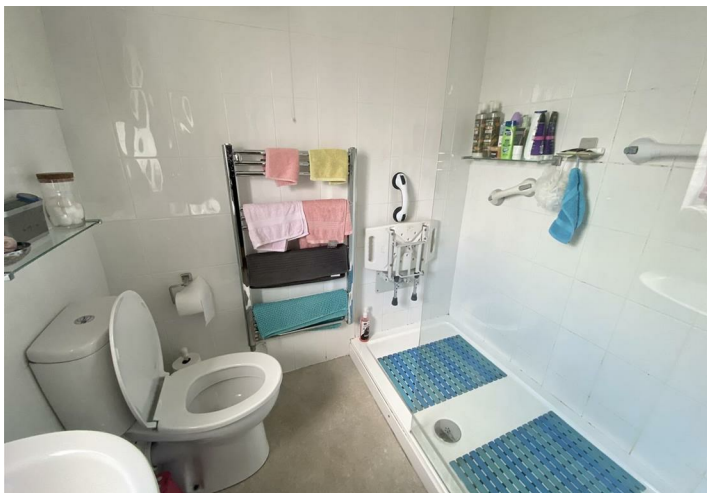
Council Tax Band D.

## 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.



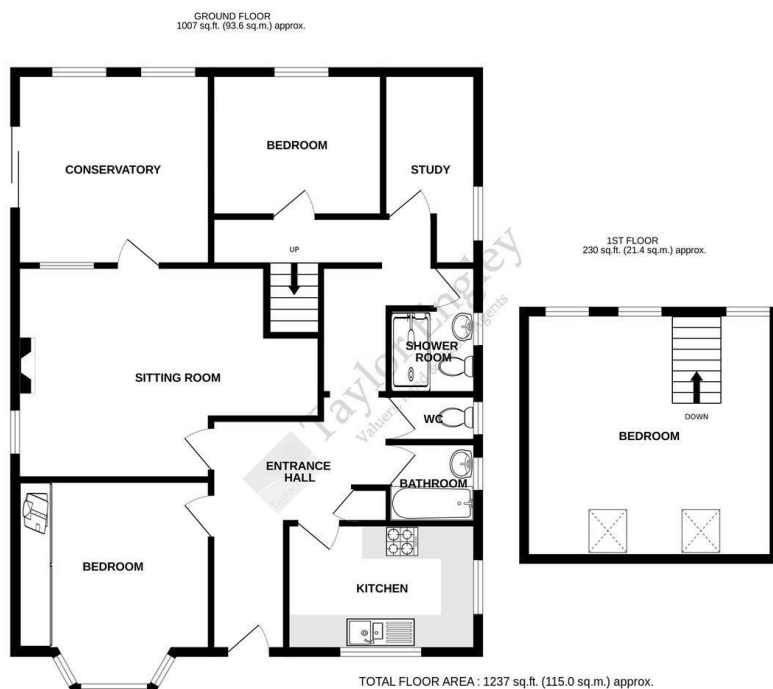




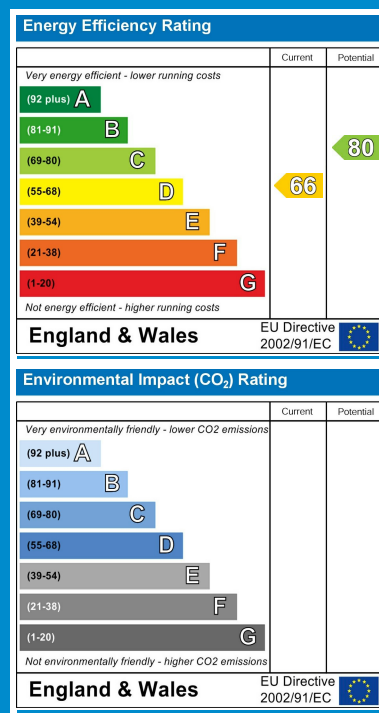








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**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.

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