

**Valuers, Land & Estate Agents**

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**Taylor Engley**



**124 Willingdon Park Drive, Eastbourne, BN22 0DG**

**Price £330,000 Freehold**

**Taylor Engley are delighted to offer to the market this TWO BEDROOMED DETACHED BUNGALOW, located in the favoured West Hampden Park area of Eastbourne. Although requiring some modernisation the property is set within beautiful gardens to front and rear and enjoys spacious living accommodation. \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* GARAGE \* EPC = D**



**The property occupies a convenient location being within easy access to the scenic Hampden Park with its lake and woodland walks. Local shops and amenities can be found in the Broadway off Lindfield Road and in Freshwater Square, Lower Willingdon. Local bus services serve the local area and mainline railway stations can be found at Hampden Park and Polegate. Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station is approximately three miles distant.**

**\* ENTRANCE PORCH \* HALL \* LOUNGE/DINER \* KITCHEN \* CONSERVATORY \* TWO BEDROOMS  
\* SHOWER ROOM \* GARAGE \* WORKSHOP \* GARDENS \***



## The accommodation

Comprises:

### PORCH

Upvc door to:

### HALLWAY

Radiator, hatch to loft space, built-in cupboard with shelf and hanging rail, further built-in storage cupboard.

### LOUNGE/DINER

21' into bay x 14'10 (6.40m into bay x 4.52m)  
Feature wood burning stove, three radiators, double glazed windows to side and front.

### KITCHEN

9'10 x 9'4 (3.00m x 2.84m)  
Range of fitted cupboards and drawers, work surfaces, one and a half bowl sink unit, space for washing machine and dishwasher, hatch to dining area, space for freestanding cooker with extractor over, space for fridge freezer, radiator, double glazed window and door to side.

### BEDROOM ONE

14'8 x 8'4 (4.47m x 2.54m)  
Double glazed window overlooking the garden, radiator, built-in wardrobe cupboard with hanging rail and shelf space.

### BEDROOM TWO

11'4 x 10'10 to wardrobe front (3.45m x 3.30m to wardrobe front)  
Double glazed window to rear, radiator, full width built-in wardrobe cupboards.

### SHOWER ROOM

8'4 x 8'4 max (2.54m x 2.54m max)  
White suite comprising low level wc, washbasin, shower cubicle, radiator, double glazed window to side.

### CONSERVATORY

11'9" x 5'7" (3.58m x 1.70m)  
Upvc double glazed doors to garden.

## GARAGE & DRIVEWAY

### WORKSHOP

Double glazed windows, light, door to garden.

### GARDENS

Patio area, lawn, fenced surround, stocked flower beds, Victoria plumb tree, outside tap, gate to front.

### COUNCIL TAX BAND:

Council Tax Band D - Eastbourne Borough Council.

### 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)

#### 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.









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		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.