

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



18 Coopers Hill, Willingdon, Eastbourne, East Sussex, BN20 9JB

Asking Price £625,000 Freehold

Taylor Engley are delighted to offer to the market this, **WELL PRESENTED THREE BEDROOMED DETACHED HOME**, located in the highly sought after Willingdon Village area. The property enjoys beautiful view of the South Down National Park and provides ideal family accommodation with the benefit of gas fired central heating and double glazing. Features include driveway parking to front, additional parking to the rear, bay fronted sitting room, extended kitchen/dining room, utility room and a spacious bathroom. The property is offered to the market chain free and internal viewing is highly recommended. EPC = D.



The property occupies a prime location within highly sought after of Willingdon Village area, being within walking distance of the the village which features two public houses, St. Mary's Church a Thai restaurant and coffee shop. Access onto the The South Downs National Park can be found opposite the property and bus services pass along the nearby Willingdon Road. Eastbourne's Town centre which offers a comprehensive range of shopping facilities is approximately three 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.

*** BEAUTIFUL VIEWS OF THE SOUTH DOWNS NATIONAL PARK * DETACHED HOME IN FAVOURED WILLINGDON VILLAGE LOCATION * THREE BEDROOMS * BAY FRONTED SITTING ROOM * EXTENDED KITCHEN/DINING ROOM * UTILITY ROOM * DRIVEWAY PARKING TO FRONT AND ADDITIONAL PARKING TO REAR * GARDENS * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * CHAIN FREE ***



The accommodation

Comprises:

Covered open porch with front door opening to:

Entrance Hall

Radiator, understairs cupboard, central heating thermostat.

Cloakroom

Low level wc, wash hand basin set into cabinet, window to rear.

Sitting Room

18'7 x 12'11 max (5.66m x 3.94m max)

(12'11 max into bay)

Bay window to front and downland views, two radiators.

Kitchen/Dining Room

22' max x 10'9 max (6.71m max x 3.28m max)

(maximum overall measurements include depth of fitted units)

Extended room comprises range of base and wall mounted cupboards, worktops with upstand and inset single drainer one and a half bowl sink unit, electric eye level oven with cupboards above and below, electric hob with extractor fan over, dishwasher, vertical radiator, wide opening to dining area, being triple aspect, two radiators, Bi fold doors opening to rear garden.

Utility Room

9'6 max x 8' max (2.90m max x 2.44m max)

(maximum measurements include depth of fitted units)

Radiator, plumbing for washing machine, wall mounted cupboard, window to rear and door to side opening to:

Side Porch

Having door to the rear garden.

Stairs rising from entrance hall to:

First Floor Landing

Window with outlook to rear, airing cupboard housing cylinder, radiator

Bedroom 1

12'2 x 12' (3.71m x 3.66m)

Double aspect room with outstanding downland views, radiator.

Bedroom 2

10'9 x 10'5 (3.28m x 3.18m)

Double aspect room with windows to rear and side, radiator.

Bedroom 3

9'3 x 6'4 (2.82m x 1.93m)

Downland views, radiator.

Bathroom

Spacious bathroom, bath, shower cubicle with rainfall and hand held shower fittings, low level wc with concealed cistern, tiled walls, tiled floor, chrome effect heated towel rail, downlighters, window to rear.

Driveway Parking to Front

Spacious blocked paved driveway providing ample off road parking and having EV charger.

Front Garden

Having area laid to lawn

Rear Garden

Level rear garden currently divided by a fence into two areas, to the immediate rear of the property there is a spacious patio area and area laid to lawn, outside tap, outside power point, integral cupboard, gate opening to area currently used for parking but this area has potential to become additional garden area if desired.

Rear Parking Area

There is a five bar gate leading into this area via private shared access driveway approached via Tas Combe Way. We are informed that the private shared access driveway is owned by this property. This area is considered to offer potential for development subject to planning permission and any restrictive covenants.

COUNCIL TAX BAND:

Council Tax Band - 'E' 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 ENGLEBY.









GROSS INTERNAL AREA
 TOTAL: 106 m²/1,147 sq.ft
 FLOOR 1: 59 m²/636 sq.ft, FLOOR 2: 47 m²/511 sq.ft
 EXCLUDED AREAS: SIDE PORCH: 3 m²/32 sq.ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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.

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