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

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Taylor Engley









The Coach House, 67B Willowfield Road, Eastbourne, East Sussex, BN22 8AP
Asking Price £199,950 Freehold

An individual and particularly interesting one bedroom detached home, ideally situated in a convenient central Eastbourne location. This unique property offers accommodation arranged over two floors, comprising a spacious ground floor bedroom with en-suite shower room, together with a first floor living room incorporating an integral kitchen. Further benefits include gas-fired central heating and double glazing. The property is considered ideally suited to first-time buyers, but could equally appeal to those seeking a potential buy-to-let investment or Airbnb, subject to any necessary consents. EPC=C.



Willowfield Road is conveniently situated within the popular residential area of Eastbourne, providing excellent access to a wide range of everyday amenities and attractions. The location is particularly well placed for access to local shops, supermarkets, cafés and other facilities, while Eastbourne town centre and the extensive shopping facilities at The Beacon are readily accessible. The seafront and beach are also within easy reach, providing an attractive choice of coastal walks, recreational facilities and leisure pursuits. Local bus services provide convenient connections around Eastbourne and the surrounding areas, while Eastbourne railway station offers regular services to Brighton, London and other destinations. The area therefore provides a particularly convenient balance of established residential surroundings with easy access to the town centre, seafront and wider amenities, making Willowfield Road an appealing location for first-time buyers, investors and those seeking a well-connected Eastbourne home.

*** UNIQUE ONE BEDROOM DETACHED PROPERTY * CONVENIENT CENTRAL LOCATION * SPACIOUS GROUND FLOOR BEDROOM WITH EN-SUITE * FIRST FLOOR LIVING ROOM WITH INTEGRAL KITCHEN * GAS FIRED CENTRAL HEATING * DOUBLE GLAZED WINDOWS * INTERNAL VIEWING RECOMMENDED ***





The accommodation
Comprises:

Front door opening to:

Porch
Door opening to:

Bedroom
19'4 max x 9' (5.89m max x 2.74m)
(19'4 max x 9' to staircase)
Spacious ground floor bedroom with two windows to the side, Under stairs recess with plumbing for washing machine, radiator, downlighters.

En-Suite Shower Room
Shower cubicle, wash hand basin set into cabinet, low level w/c, chrome effect heated towel rail, shaver point.

Stairs rising from bedroom to first floor.

Living Room/Kitchen
19'5 max x 11'10 max (5.92m max x 3.61m max)
(overall maximum measurement provided include depth of staircase and kitchen units)
Double aspect room with outlook to front and side, cupboard housing Ideal gas fired boiler, kitchen area with range of base units worktop with inset sink unit, space for slot in cooker, space for fridge/freezer.

Outside
Paved area to front.

COUNCIL TAX BAND:
Council Tax Band - 'A' 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.

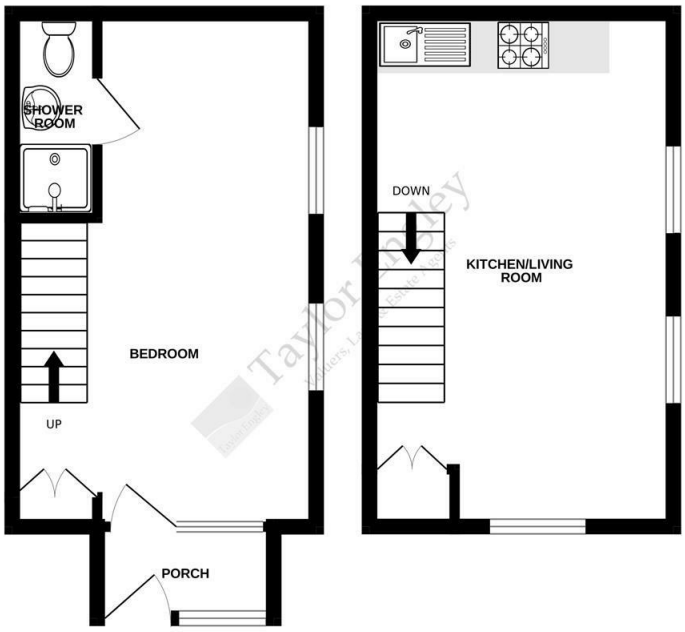
VIEWING ARRANGEMENTS:
All appointments are to be made through TAYLOR ENGLEY.





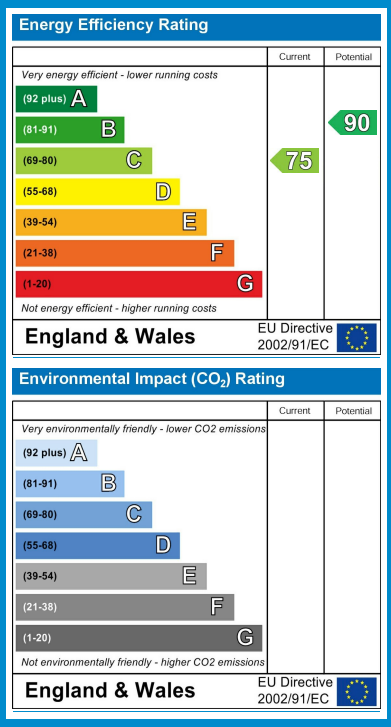
GROUND FLOOR
247 sq.ft. (22.9 sq.m.) approx.

1ST FLOOR
223 sq.ft. (20.7 sq.m.) approx.



TOTAL FLOOR AREA : 469 sq.ft. (43.6 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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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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