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Taylor Engley

<u>15 Willingdon Way, Lower Willingdon, Eastbourne, East Sussex, BN22 0NJ</u>
<u>Guide Price £475,000 Freehold</u>

An excellent opportunity to purchase this very WELL PRESENTED TWO BEDROOMED DETACHED BUNGALOW, in this favoured Lower Willingdon location. The property has been comprehensively refurbished by the present owner to provide a beautifully appointed refitted kitchen dining room, luxury shower room/wc, newly constructed detached brick built single garage and is considered in good decorative order throughout. Local shops and amenities may be found in nearby Freshwater Square whilst Eastbourne town centre is approximately three miles distant.

The property is ideally located within close proximity to local shops and amenities in Freshwater Square whilst Eastbourne town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately three miles distant.

*** ENTRANCE VESTIBULE * HALLWAY * SITTING ROOM * EXTENDED RE-FITTED KITCHEN/DINING ROOM * TWO BEDROOMS * RE-FITTED LUXURY SHOWER ROOM /WC * ON-SITE RECENTLY CONSTRCUTED SINGLE GARAGE * DRIVEWAY PARKING FOR SEVERAL VEHICLES * GARDENS TO FRONT AND REAR * INTERNAL INSPECTION HIGHLY RECOMMENDED ***

The accommodation

Comprises:
Double glazed front door to

ENTRANCE VESTIBULE

Internal glazed door to:

HALLWAY

With concealed radiator, meter cupboard, hatch to insulated loft with retractable ladder, store cupboard. Recently installed Vaillant combination gas boiler for the provision of gas fired central heating and domestic hot water located in the loft.

SITTING ROOM

17'10 x 12'5 (5.44m x 3.78m)
With upvc French doors to rear providing access to rear garden with adjacent windows to sides and further stained glass to sides. Log burning stove , radiator, television point and picture rail.

REFITTED KITCHEN/DINING ROOM

20'0 x 13'10 narrowing to 10' (6.10m x 4.22m narrowing to 3.05m)
Recently refitted and extended with a comprehensive range of matching eye and base level units with complimentary moulded worktop surfaces over with inset single drainer sink unit with chrome mixer taps.

BEDROOM ONE

13'7 x 10'5 (4.14m x 3.18m)
With upvc leaded light windows to front, range of built-in wardrobes, coved ceiling, radiator.

BEDDROOM TWO

10'0 x 8'10 (3.05m x 2.69m)
With upvc leaded light windows to front, radiator, picture rail.

REFITTED SHOWER ROOM/WC

8'5 x 8'1 (2.57m x 2.46m)
Recently re-fitted with a contemporary white suite comprising double shower cubicle with rainforest shower unit over with separate hand held shower with fully glazed screen, vanity hand wash basin with chrome fitments, low level wc, heated towel rail, airing cupboard with slatted shelving and wall mounted radiator (no cylinder tank as the property has a combination boiler) obscure upvc window to side.

NEWLY CONSTRUCTED ON SITE SINGLE GARAGE

19'5 x 11'8 (5.92m x 3.56m)
Constructed in 2023 this brick built garage has power and light, personal access door to side with storage area to the rear, with up and over door.

DRIVEWAY PARKING FOR SEVERAL VEHICLES

Block paved driveway to the front and side of the property with parking for several vehicles, outside water tap to side.

GARDENS TO FRONT

With area pricnipally laid to lawn pathway to frnt door with mature shrubs to sides, views to the South Downs.

GARDENS TO REAR

Being a particular feature of the property extending beyond 80' with recently laid patio area leading to area principally laid to lawn interspersed with specimen fruit trees, elevated vegetable enclosures, greenhouse, seating area to the rear with gazebo, views towards the South Downs

COUNCIL TAX BAND:

Council Tax Band -Wealden District Council Band 'D'

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.

OPENING HOURS

We are open:-
8:45am - 5:45pm weekdays
9:00am - 5:30pm Saturdays

N.B

The property had spray foam insulation in the loft and this is being removed in October 2026. We are informed by our client that a certificate will be provided following the removal.
Owned (not leased) Domestic Solar PV (Photovoltaic) panels are located on the rear of the roof providing electricity to the property with the surplus generation exported to the national grid.

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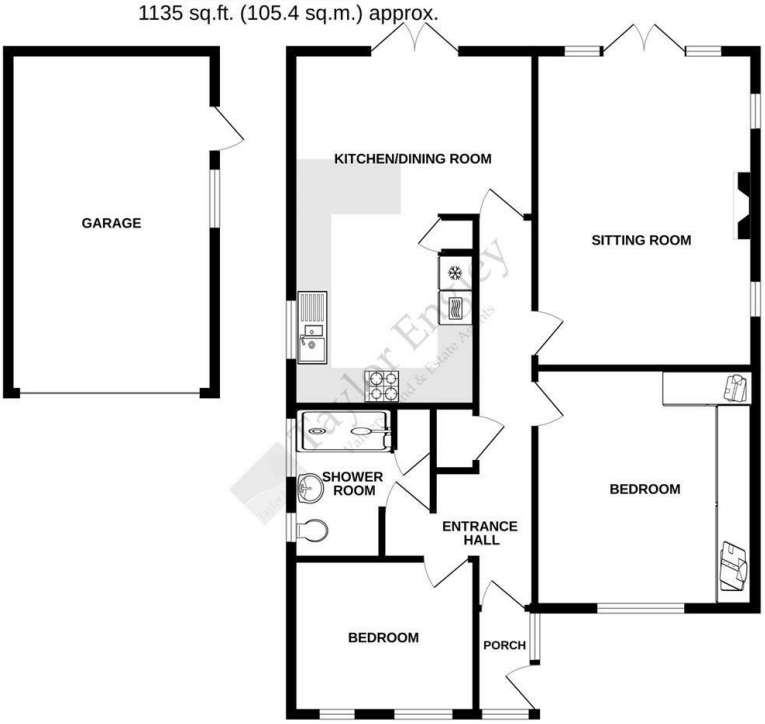
GROUND FLOOR
1135 sq.ft. (105.4 sq.m.) approx.



TOTAL FLOOR AREA : 1135 sq.ft. (105.4 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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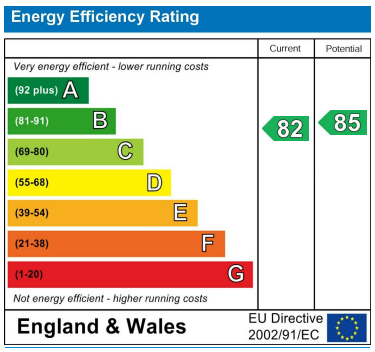

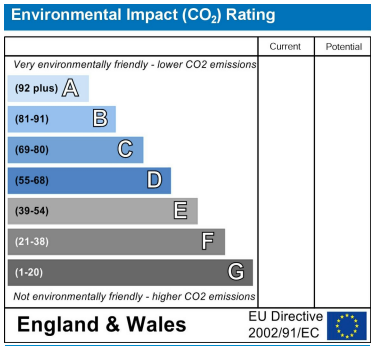

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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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