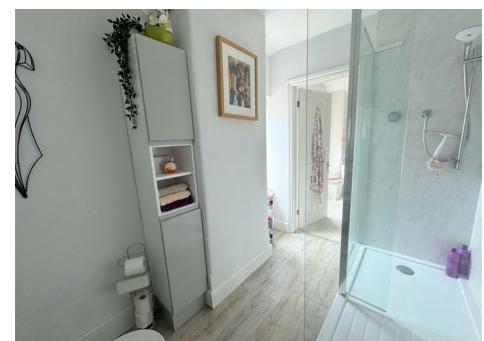


**Valuers, Land & Estate Agents**  
6 Cornfield Road  
Eastbourne  
East Sussex BN21 4PJ

Tel: (01323) 722222  
Fax: (01323) 722226

[eastbourne@taylor-engley.co.uk](mailto:eastbourne@taylor-engley.co.uk)  
[www.taylor-engley.co.uk](http://www.taylor-engley.co.uk)

est. 1978



**9 Willingdon Road, Upperton, Eastbourne, East Sussex, BN21 1TN**  
**Guide Price £529,950 Freehold**

A unique opportunity to purchase this WELL PRESENTED FIVE BEDROOMED SEMI DETACHED VICTORIAN HOME BUILT IN 1895 CURRENTLY CONFIGURED INTO TWO SEPARATE APARTMENTS IDEAL FOR HOME & INCOME/EXTENDED FAMILY/HOLIDAY HOME in this favoured Upperton location. The property benefits from gas fired central heating, sealed unit double glazing and offers spacious and versatile accommodation throughout. This deceptively spacious property would provide an ideal investment opportunity for home and income or extended family scenarios and additionally offers attractive lawned westerly gardens to rear. An internal inspection is highly recommended.



The property is conveniently located to local shops and amenities with schools for all age groups within easy walking distance. Eastbourne town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront are approximately one mile distant.

**\* ENTRANCE HALL \* LIVING ROOM \* DINING ROOM (CURRENTLY USED AS A BEDROOM) \*  
BREAKFAST ROOM \* KITCHEN \* BATHROOM \* SEPARATE WC \* FIRST FLOOR LANDING \* SITTING  
ROOM \* KITCHEN/BREAKFAST ROOM \* BEDROOM \***

**\* SECOND FLOOR LANDING \* MASTER BEDROOM SUITE WITH EN SUITE SHOWER ROOM/WC \*  
OFFICE/BEDROOM \* GARDENS TO FRONT AND REAR \***



## **The accommodation**

Comprises:

Front door opening to:

### **ENTRANCE HALL**

With front doors to ground floor apartment and upstairs.

### **LIVING ROOM/BEDROOM**

15'0 into bay x 13'10 chimney breast recess (4.57m into bay x 4.22m chimney breast recess )

uPVC bay window to front with decorative fireplace surround, dado and picture rail, radiator, coved ceiling (Currently used as a bedroom).

### **DINING ROOM**

14'6 maximum x 11'9 (4.42m maximum x 3.58m )

Currently used as a bedroom with upvc window to side, radiator, coved ceiling.

### **SITTING ROOM**

13'6 x 12'0 chimney breast recess (4.11m x 3.66m chimney breast recess )

With upvc window to side, airing cupboard, coved ceiling.

### **KITCHEN**

12'10 x 11'7 (3.91m x 3.53m )

With a comprehensive range of matching eye and base level units with complimentary rolled top work surfaces, four burner stainless steel gas hob, one and a half bowl single drainer stainless steel sink unit with mixer taps, Baxi boiler, window to side.

### **BATHROOM**

7'5 x 6'5 (2.26m x 1.96m )

With a white suite comprising panelled spa bath, vanity hand wash basin, fully tiled walls upvc obscure window to rear.

## **FIRST FLOOR LANDING**

### **LIVING ROOM**

18'5 x 15'2 (5.61m x 4.62m )

With upvc windows to front one bay fronted, with original feature fireplace surround, television point.

### **KITCHEN**

17'1 x 11'7 (5.21m x 3.53m )

With a comprehensive range of matching eye and base level units with complimentary rolled edge moulded worktop surfaces over with inset one and a half bowl single drainer stainless steel sink unit with mixer taps. Five burner stainless steel gas hob with extractor above, stainless steel double oven upvc door to side providing access to fire escape,

Vaillant combi boiler, upvc windows to rear with far reaching downland views. Space and plumbing for washing machine, space for fridge freezer.

### **BEDROOM**

12'0 x 11'8 (3.66m x 3.56m )

Upvc windows to rear with far reaching views, radiator.

### **SECOND FLOOR LANDING**

### **MASTER BEDROOM SUITE**

18'5 x 10'8 (5.61m x 3.25m )

Upvc window to side, radiator, built-in double mirror fronted wardrobes with adjacent storage.

### **EN SUITE BATHROOM**

10'0 x 6'6 (3.05m x 1.98m )

Recently re-fitted white suite comprising a Mira double shower cubicle with thermostatic rain forest shower unit over, vanity hand wash basin, close coupled w, chrome heated towel rail.

### **OFFICE/BEDROOM**

10'11 x 5'8 (3.33m x 1.73m )

Upvc window to rear with far reaching downland views, radiator.

### **GARDENS TO REAR**

With patio area leading to area principally laid to lawn with brick walls to sides and rear with a south westerly aspect

### **N.B**

The ground floor flat is currently let on a rolling monthly contract.

### **COUNCIL TAX BAND:**

Ground Floor Flat Council Tax Band - 'B' - Eastbourne Borough Council.

First and Second Floor Maisonette - Council Tax Band 'C' - 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.

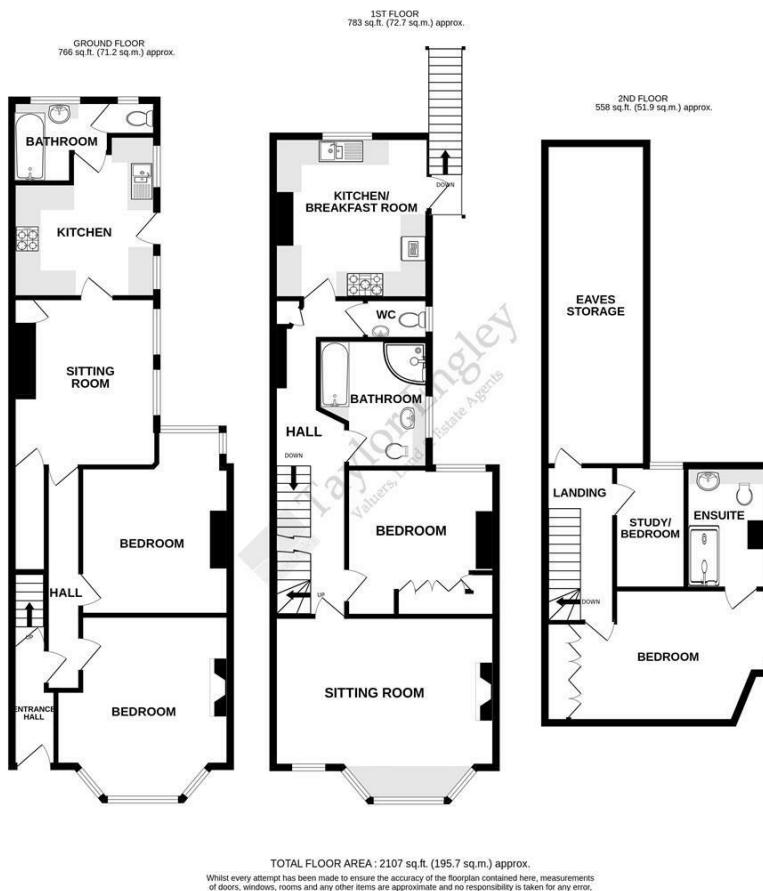
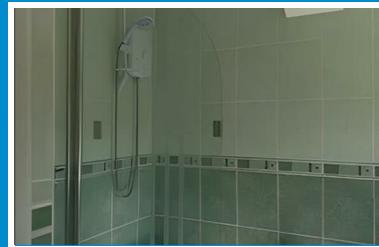
### **VIEWING ARRANGEMENTS:**

All appointments are to be made through TAYLOR ENGLEY.

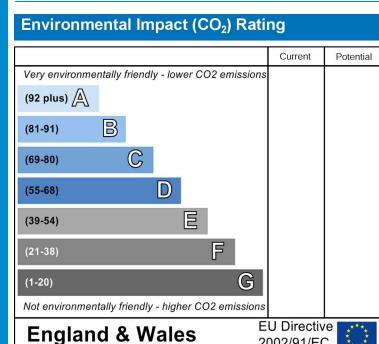
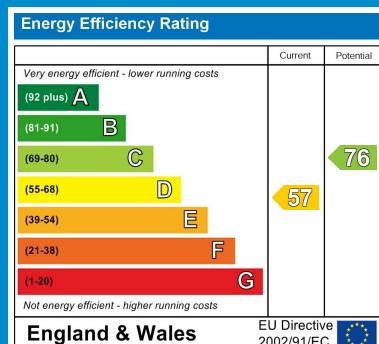
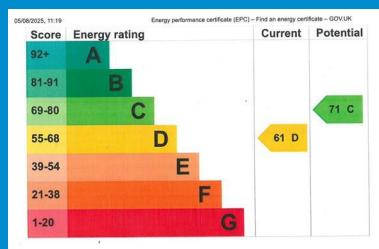








2ND FLOOR  
558 sq.ft. (51.9 sq.m.) approx.



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.

Also at: 11 High Street, Hailsham, East Sussex BN27 1AL (01323) 440000 Fax: (01323) 440750