

**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**



**Woodland House 254, Willingdon Road, Eastbourne, East Sussex, BN20 9AL**

**Asking Price £700,000 Freehold**

An excellent opportunity arises to acquire this WELL PRESENTED FOUR BEDROOMED DETACHED CHALET STYLE HOME, located in the favoured Willingdon area, adjacent to Westlords playing field and sports ground. This well appointed property was built by Berkeley Homes and provides deceptively spacious living accommodation with the benefit of gas fired central heating and double glazing. Features include two reception rooms, conservatory, spacious kitchen/breakfast room, four double bedrooms one on the ground floor, two en-suites and a family bathroom. Outside there is a double garage and driveway parking. To fully appreciate this property an internal viewing is essential and highly recommended. EPC= D.



**The property is located in the desirable Willingdon area being within walking distance of the picturesque Willingdon Village with the attractive St. Marys Church, Thai restaurant and two public houses. Bus services pass along Willingdon Road and Kings Drive whilst Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station is approximately two and a half miles distant. Mainline railway stations can also be found at Hampden Park and at Polegate. Further local amenities include the Willingdon Golf Course and the David Lloyds Leisure Club.**

**VENDORS COMMENT: "I have absolutely loved my home over the last 20 years, and I will be sad to leave but want to be closer to my family. The house is bright and spacious and I particularly like spending time in the conservatory as it's so peaceful. It's a lovely location and there is a great outlook over Westlords open space."**



## The accommodation

Comprises:

### Entrance Hall

Spacious entrance hall below galleried style landing, Velux window, radiator, built-in cloaks cupboard, central heating thermostat, Karndean flooring.

### Cloakroom

Low level wc, pedestal wash hand basin, radiator, part tiled walls, Karndean flooring, window to front.

### Sitting room

17'8 x 13'3 (5.38m x 4.04m)

Fire place surround, two radiators, double aspect room with window to side and doors to rear opening to:

### Conservatory

13'2 x 11' (4.01m x 3.35m)

Glazed roof, Karndean flooring, light and power, doors to rear garden.

### Dining Room

13'5 x 10'1 (4.09m x 3.07m)

Karndean flooring, Radiator, outlook to side.

### Kitchen/Breakfast Room

17'4 x 10'2 (5.28m x 3.10m)

(maximum measurements include depth of fitted units)

Range of base and wall mounted cupboards, granite worktops with inset one and a half bowl sink unit and tiled splash back, Island unit, eye level electric oven, four burner gas hob with extractor fan over, dishwasher, downlighters, tiled floor, radiator, outlook to rear and doors to rear, door to:

### Utility Room

9' x 5'6 (2.74m x 1.68m)

(maximum measurements include depth of fitted units)

Worktop with inset single drainer stainless steel sink unit and base unit below, matching shelved storage cupboard, space and plumbing for washing machine, space for tumble dryer, Worcester wall mounted gas fired boiler, central heating programmer, radiator, tiled floor, radiator, door to side.

### Ground Floor Bedroom 2

11'10 x 11'7 (3.61m x 3.53m)

(11'7 plus door recess)

Currently use as a sitting room, Karndean flooring, feature deep window sill, radiator, outlook to front.

### En-Suite Bathroom

Bath, with shower over and shower screen, pedestal wash hand basin, low level w/c, radiator, part tiled walls, shaver point, window to front.

Stairs rising from entrance hall to:

### First Floor Landing

Galleried style landing, radiator, double built-in cupboard, airing cupboard housing cylinder and shelving.

### Bedroom 1

15'3 max x 11'8 (4.65m max x 3.56m)

Two double built-in wardrobe cupboards, radiator, outlook to front over Westlords playing field and sports ground.

### En-Suite Bathroom

Bath with mixer tap and shower attachment, separate tiled shower cubicle, pedestal wash hand basin, shaver point, low level wc, part tiled walls, radiator, downlighters, window to side.

### Bedroom 3

15'3 max x 9'8 (4.65m max x 2.95m)

Two built-in wardrobe cupboards, radiator, outlook to rear.

### Bedroom 4

15'3 max x 9' (4.65m max x 2.74m)

(9' widening to 10'7 max)

Radiator, access to under eaves, outlook to front towards Westlords playing field and sports ground.

### Family Bathroom

Bath with shower over, pedestal wash hand basin, shaver point, low level wc part tiled walls, downlighters, loft hatch to roof space, window to side.

### Outside

#### Double Garage

19'2 max x 18'1 max (5.84m max x 5.51m max)

(19'2 max in depth x 18'1 max in width, maximum measurements include depth of internal pillars, fittings and structure)

Electrically operated up and over door, light and power, personal door to side.

#### Driveway Parking

Blocked paved parking for approximately two cars preceding garage.

#### Front Garden

Laid mainly to lawn.

#### Rear Garden

Having lawned area and established shrubs, two patio areas outside tap, gate to side.

#### NB

We are informed by our client that there is an annual charge towards the maintenance of the pumping equipment for the waste, as at December 2025 this was £194.20. We are also informed that this charge is shared with the neighbouring property.

(All information regarding outgoings are subject to verification).

#### COUNCIL TAX BAND:

Council Tax Band - 'F' 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.

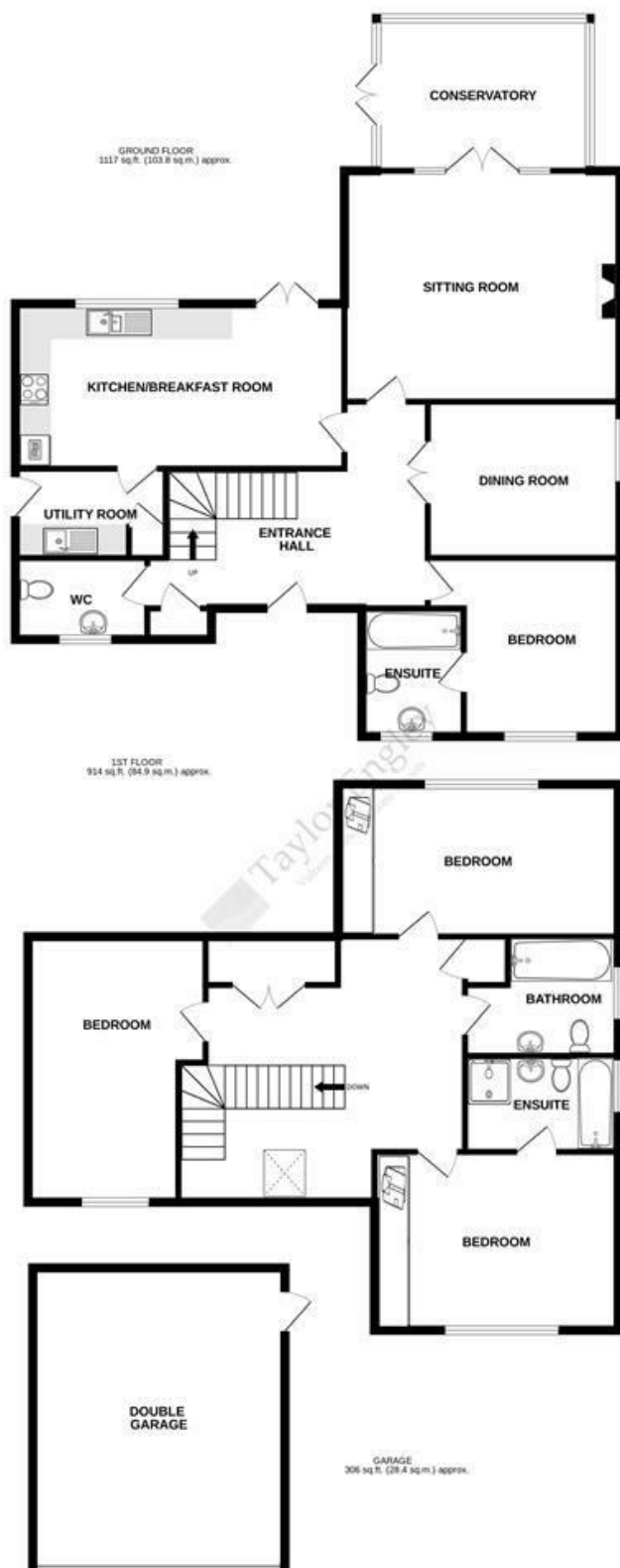
#### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.

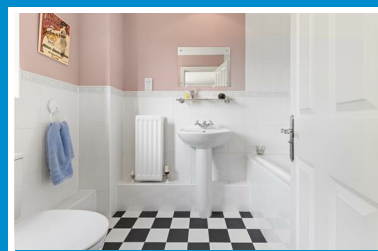








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2026



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (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>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 66      | 77        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (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>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> 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.

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.