

**Valuers, Land & Estate Agents**

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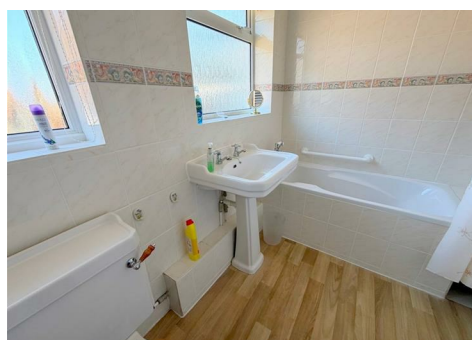
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**Taylor Engley**



**5 Manor Close, Willingdon, Eastbourne, East Sussex, BN20 9LJ**

**Guide Price £399,950 Freehold**

**A charming extended TWO/THREE BEDROOMED DETACHED BUNGALOW set within attractive secluded gardens, forming part of a small cul-de-sac, nestling at the foot of the South Downs. The property benefits from gas fired central heating, sealed unit double glazing and has been extended to provide a further reception room/optional bedroom with attractive secluded gardens to rear. The gardens are a particular feature with the rear extending to approximately 40` in depth enjoying considerable privacy provided by mature boundary shrubs.**



When approaching the bungalow, the South Downs provides a delightful backdrop and views are enjoyed from the front garden. Local shopping facilities are within a half mile at Freshwater Square, whilst there is a Marks & Spencer mini-store within a few hundred yards at the BP garage. Eastbourne town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately four miles distant.

**ENTRANCE HALL \* LIVING ROOM \* KITCHEN \* TWO BEDROOMS \* BATHROOM/WC \* EXTENDED SUN ROOM/OPTIONAL FAMILY ROOM/BEDROOM THREE \* CLOAKROOM/WC \* ON SITE GARAGE \* DRIVEWAY PARKING FOR SEVERAL VEHICLES \* LAWNED GARDENS TO FRONT \* SECLUDED GARDENS TO REAR BACKING ON TO THE SOUTH DOWNS \***



## The accommodation

Comprises:

### ENTRANCE HALL

Upvc front door to hallway, coved ceiling, hatch to insulated loft, airing cupboard with slatted shelving.

### LIVING ROOM

19'0 into bay x 12'0 (5.79m into bay x 3.66m )  
With upvc patio doors to rear, bay window to front, double radiator, coved ceiling, television point and telephone point, single radiator.

### KITCHEN

11'8 x 8'0 (3.56m x 2.44m )  
With a range of matching eye and base level units with complimentary moulded worktop surfaces with inset single drainer stainless steel sink unit with mixer taps, plumbing and space for washing machine, space and slot in for gas cooker, wall mounted Vaillant EcoTec Pro 24 combination gas boiler for the provision of gas fired central heating and domestic hot water, telephone point.

### BEDROOM ONE

12'1 x 11'7 (3.68m x 3.53m )  
With upvc windows to front and side, radiator, coved ceiling.

### BEDROOM TWO

8'5 x 7'9 (2.57m x 2.36m )  
With upvc windows to side, radiator, coved ceiling.

### BATHROOM/WC

8'2 x 5'6 (2.49m x 1.68m )  
With a white suite comprising panelled bath with chrome mixers and shower attachment over, pedestal hand wash basin with chrome fittings, low level wc, fully tiled walls in complimentary tiling, chrome heated towel rail.

### EXTENDED SUN ROOM/OPTIONAL BEDROOM

17'1 max x 12'7 narrowing to 9'1 (5.21m max x 3.84m narrowing to 2.77m )  
With upvc windows to rear and side with external doors to front and rear gardens, double radiator.

### CLOAKROOM/WC

White suite comprising low level wc, pedestal hand

wash basin with chrome fittings, radiator, upvc window to side.

### ON SITE GARAGE

15'7 x 7'8 (4.75m x 2.34m )  
With electric up and over door power and light personal access door through brick storage shed (9'5 x 7'8)

### DRIVEWAY PARKING

With parking for several vehicles.

### FRONT GARDENS

Principally laid to lawn interspersed with mature shrubs, pathway to:

### REAR GARDENS

The gardens are a particular feature with the rear extending to approximately 40` in depth enjoying considerable privacy provided by mature boundary shrubs.

### COUNCIL TAX BAND:

Council Tax Band - 'D' Wealden District 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:

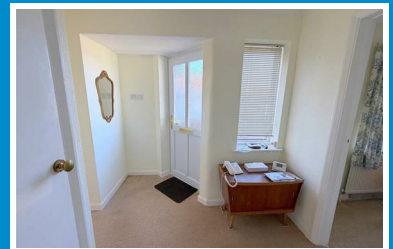
All appointments are to be made through TAYLOR ENGLEBY.



### ENERGY EFFICIENCY RATING

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

IS AWAITED DUE TO BE CARRIED OUT ON  
WEDNESDAY 15/04/2026





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		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.