

**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**



**29 Tas Combe Way, Willingdon, Eastbourne, East Sussex, BN20 9JA**

**Asking Price £529,950 Freehold**

Taylor Engley are delighted to offer to the market this **THREE BEDROOMED DETACHED HOME** located in the desirable Willingdon area. The property enjoys views of the South Downs National Park and is offered with the benefit of double glazed windows, gas fired central heating and privately owned solar panel system, which subsidises the annual electricity cost. Features include a spacious sitting/dining room, double glazed conservatory, principal bedroom with en-suite with a rear garden that enjoys a south westerly aspect. There is also the advantage of a spacious garage with driveway parking to front. EPC=D.





**The property is located within the highly sought after Willingdon area being within close proximity to Willingdon Village and the South Downs National Park. Bus services pass close by along the Eastbourne Road and local shops can be found at the Willingdon Triangle and Freshwater Square. Polegate's High Street and mainline railway station is approximately one and a half miles distant whilst Eastbourne's town centre is approximately three miles distant.**

**\* DESIRABLE WILLINGDON AREA \* DETACHED HOME ENJOYING VIEWS OF THE SOUTH DOWNS NATIONAL PARK \* REAR GARDEN HAVING SOUTH WESTERLY ASPECT \* SPACIOUS SITTING/DINING ROOM \* CONSERVATORY \* CLOAKROOM \* PRINCIPAL BEDROOM WITH EN-SUITE \* BATHROOM \* SPACIOUS GARAGE \* GAS FIRED CENTRAL HEATING \* PRIVATELY OWNED SOLAR PANELS WHICH SUBSIDISES THE ANNUAL ELECTRICITY COST \* DOUBLE GLAZED WINDOWS \***





## The accommodation

Comprises:

Front door opening to:

### Entrance Hall

Radiator, deep understairs storage cupboard with light.

### Cloakroom

Low level wc, wall mounted wash hand basin, radiator, part tiled walls, tiled floor, window to front.

### Sitting/Dining Room

21'9 max x 13'3 (6.63m max x 4.04m)

(13'3 widening to 18'7 max).

Tiled fire place, two radiators, outlook to front, window to rear, patio doors to rear opening to conservatory.

### Conservatory

10'8 x 7'10 (3.25m x 2.39m)

Tiled floor, fitted window and ceiling blinds, radiator, two wall lights, outlook over rear garden, doors opening to rear garden.

### Kitchen

11'7 max x 9'10 max (3.53m max x 3.00m max)

(Maximum measurements include depth of fitted units).

Comprises single drainer stainless steel sink unit, work surface with tiled splashback, range of base and wall mounted cupboards, Neff electric oven with cupboard above and saucepan drawer below, Neff five burner gas hob with extractor fan over, space and plumbing for washing machine, Indesit dishwasher, corner display shelving, radiator, outlook to rear, door to:

### Side Lobby

10'4 x 6'10 (3.15m x 2.08m)

(Maximum measurements include depth of fitted unit).

Fitted base unit, wall light, power, tiled floor, door to rear garden, personal door to garage.

Stairs rising from hall to:

### First Floor Landing

Linen cupboard with shelving, loft hatch to roof space having light and housing gas fired boiler. Loft space not inspected at time of instruction.

### Bedroom 1

11'5 max x 10'5 max (3.48m max x 3.18m max)

(11' to cupboard front extending to 13'6 max wall to wall x 10'5 max).

Two double fitted wardrobe cupboards, radiator, outlook to rear, views of the South Downs National Park.

### En-Suite Shower Room

Shower cubicle, pedestal wash hand basin with mixer tap, low level wc, heated towel rail, downlighters, tiled walls, tiled floor.

### Bedroom 2

9'10 x 9'8 (3.00m x 2.95m )

(9'8 to cupboard front).

Two double fitted wardrobe cupboards, radiator, outlook to rear, views of the South Downs National Park.

### Bedroom 3

13'3 x 7'10 (4.04m x 2.39m)

Radiator, outlook to front.

### Bathroom

Bath with mixer tap and shower attachment, shower screen, pedestal wash hand basin, low level wc, heated towel rail, shaver point, downlighters, tiled walls, tiled floor.

### Garage

17'5 max x 15'8 max (5.31m max x 4.78m max)

(17'5 max in depth reducing to 13'10 in depth x 15'8 max in width)

Maximum measurements including depth of internal pillars, fittings and structures.

Electric meter, gas meter, solar panel equipment, pitched roof, light, personal door to side lobby and electrically operated door to front.

### Outside

Gardens to front and rear - the front garden having lawned area, some shrubs, block paved driveway providing parking. The rear garden enjoys a south westerly aspect and tappers away from the property. There is a patio area to the immediate rear of the property with covered area adjacent to conservatory, outside tap, timber summerhouse, lawned area with borders with mature shrubs and towards the far end of the garden there is a vegetable garden area, gate to side of property.

### COUNCIL TAX BAND:

Council Tax Band - 'F' Wealden District Council.

### BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

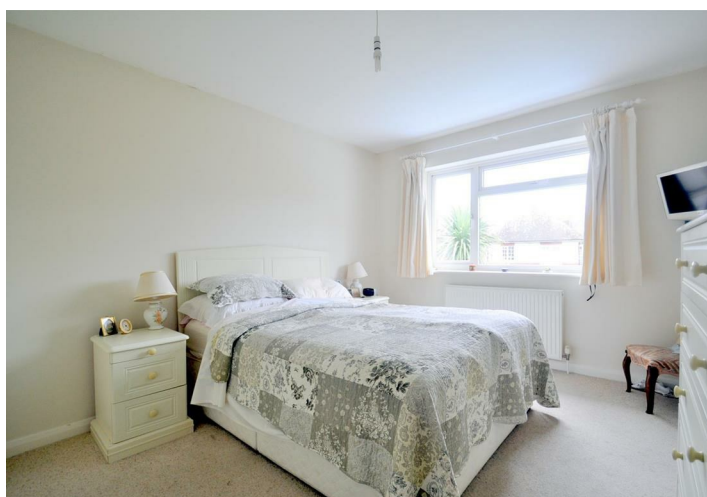
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

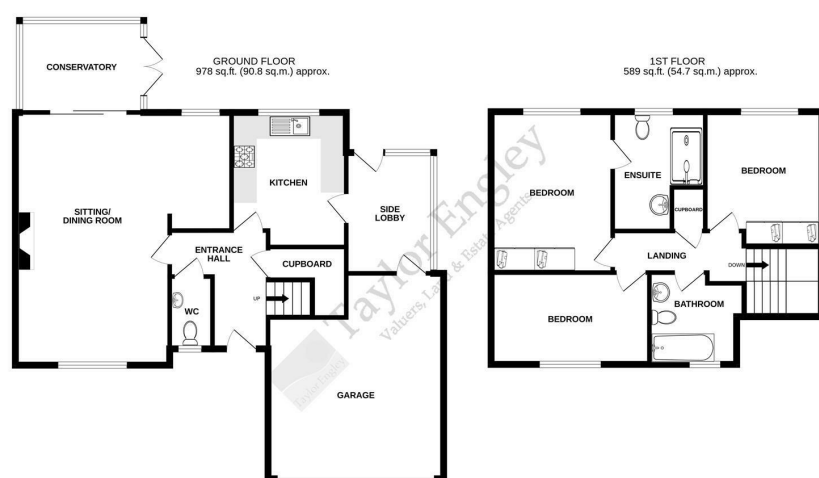
### FOR CLARIFICATION:

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.

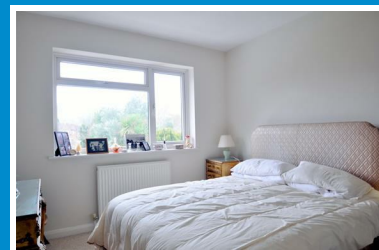
### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.





TOTAL FLOOR AREA: 1567 sq.ft. (145.6 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.  
 Made with Metrix 02025



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.

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