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Taylor Engley



Rose Briar Cottage, 135 Wish Hill, Willingdon Village, Eastbourne, East Sussex, BN20 9HN
Offers In Excess Of £450,000 Freehold

An excellent opportunity arises to acquire this well presented and much improved **THREE BEDROOMED END OF TERRACED HOME**, located in the heart of the highly desirable Willingdon Village area. The property is considered to be in excellent decorative order and occupies a prominent corner plot within the village. The property benefits from gas fired central heating and double glazed windows and has features that include two separate reception rooms, fitted kitchen with integrated appliances, external utility room, first floor shower room and separate wc. There is a garage in an adjacent block with off road parking to front. **EPC=C.**



This attractive cottage style home occupies an enviable location with the heart of Willingdon Village, being within walking distance of the local Post Office, two public houses, St. Mary's Church a Thai restaurant and coffee shop. The South Downs National Park is also within walking distance. Bus services pass along the nearby Willingdon Road, Whilst Eastbourne's Town centre which offers a comprehensive range of shopping facilities is approximately two and a half miles distant. Mainline railway stations can also be found at Polegate and Hampden Park. Further local amenities also include the David Lloyd Leisure Club and Willingdon Golf Course.

*** PROMINENT LOCATION IN HEART OF WILLINGDON VILLAGE * CLOSE PROXIMITY TO SOUTH DOWNS NATIONAL PARK * ATTRACTIVE CORNER PLOT GARDENS * WELL PRESNETED ACCOMMODATION * GAS FIRED CENTRAL HEATING * DOUBLE GLAZED WINDOWS * REPLACEMENT RADIATORS AND INTERNAL DOORS * SITTING ROOM * DINING ROOM * FITTED KITCHEN WITH INTEGRATED APPLIANCES * EXTERNAL UTILITY ROOM * THREE BEDROOMS * SHOWER ROOM * SEPARATE WC * GARAGE IN ADJACENT BLOCK WITH CAR PARKING SPACE IN FRONT OF GARAGE ***



The accommodation

Comprises:

Front door opening to:

Entrance Vestibule

Tiled floor, window to side, door to:

Hall

Radiator, built-in store cupboard.

Cloakroom

Low level wc, wash hand basin with mixer tap set into drawer unit, heated towel rail, window to front.

Sitting Room

16'5 max 10'5 max (5.00m max 3.18m max)
(Maximum measurements including depth of chimney breast).
Tiled fireplace with fitted living flame gas fire, radiator, bay window to front with fitted plantation shutters and deep display window sill.

Dining Room

13'3 x 10'6 (4.04m x 3.20m)
Radiator, double doors opening to rear garden.

Fitted Kitchen

9'5 x 8'10 (2.87m x 2.69m)
(Maximum measurements including depth of fitted units).
Comprises work surface with upstand, inset sink unit with mixer tap over, range of base and wall mounted cupboards, integrated appliances including electric eye level double oven with cupboard above and below, induction hob with extractor fan over, slimline dishwasher, under counter fridge, tiled floor, window to rear and door to rear.

Stairs rising from hall to:

First Floor Landing

Linen cupboard having chrome effect heated towel rail, loft hatch to roof space with fitted loft ladder, light and boarded.

Bedroom 1

14'1 x 10'5 (4.29m x 3.18m)
Range of built-in wardrobe cupboards, radiator, window to front with fitted plantation shutters.

Bedroom 2

10'6 x 8'10 (3.20m x 2.69m)
Radiator, outlook to rear.

Bedroom 3

7'4 x 6'8 (2.24m x 2.03m)
Ideal child's bedroom and currently used as a study. This room could be enlarged with the removal of the double built-in

wardrobe cupboard, radiator, cupboard housing combi boiler, window to side.

Shower Room

Spacious shower with rainhead style shower over and having hand held shower, wash hand basin with mixer tap and cupboard below, tiled walls, tiled floor, heated towel rail, window to rear.

Separate Wc

Low level wc, wash hand basin with mixer tap set into cabinet, tiled floor, window to side.

Outside

Integral Utility Room

6'11 max x 4' max (2.11m max x 1.22m max)
Plumbing for washing machine, light and power, window to side.

Gardens

The property features attractive corner plot gardens to front having lawned area, some shrubs, gravel feature, outside tap, outside light, steps to front and gate giving access to rear.

Rear Garden Area

Having resin patio area, retainer wall and border, gate to side.

Garage In Block

16'4 max x 7'11 max (4.98m max x 2.41m max)
(Maximum measurements including depth of internal pillars).
Having light and power, up and over door to front. The garage block is approached to the rear of the property and on entering the block, the garage included is the second on the left hand side.

Parking Space

To immediate front of garage.

COUNCIL TAX BAND:

Council Tax Band - 'E' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

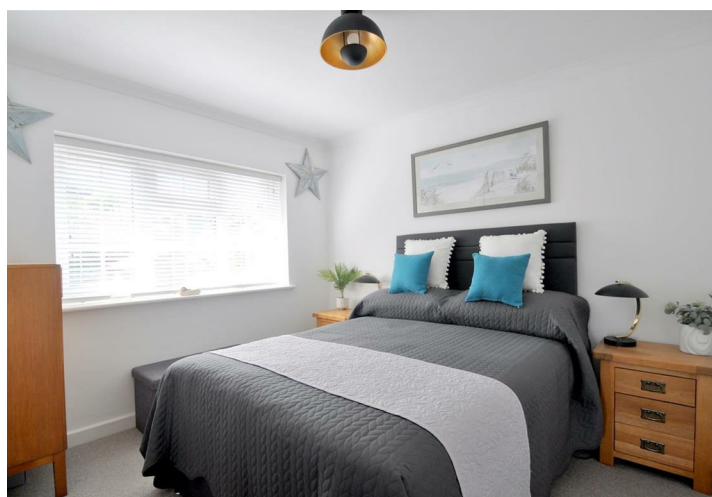
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

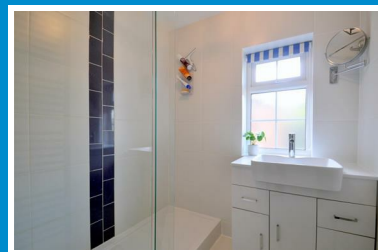
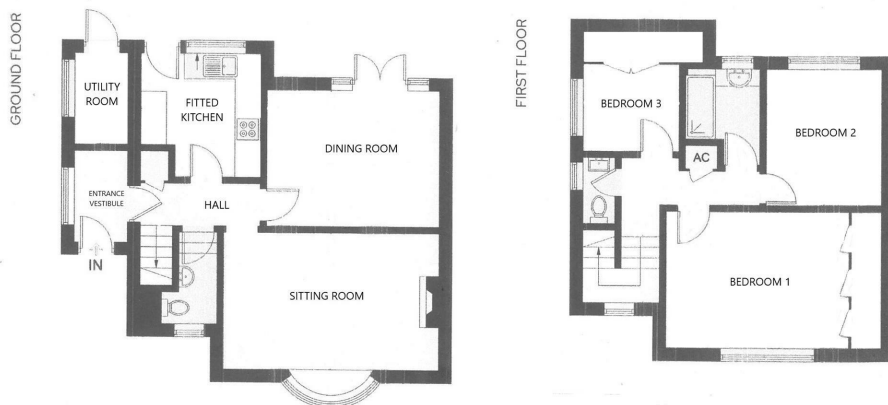
FOR CLARIFICATION:

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

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