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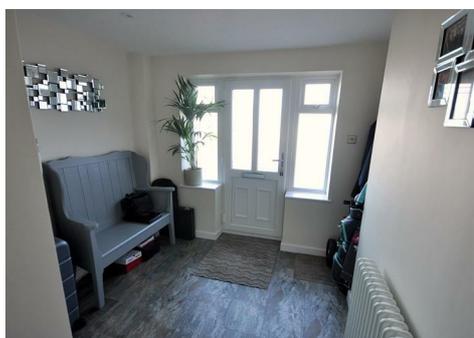
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**Taylor Engley**



**58 Anderida Road, Lower Willingdon, Eastbourne, East Sussex, BN22 0PX**

**Guide Price £515,000 Freehold**

**An excellent opportunity to purchase this well presented THREE/FOUR BEDROOMED DETACHED HOME, in this favoured Lower Willingdon location. The property has been extended by the present owners to the side and rear to provide generous ground floor accommodation including re-fitted kitchen/breakfast room, dining room, family room, living room and utility room. Additionally, the property offers a ground floor shower room and cloakroom and offers wide access on the ground floor for anyone with mobility restrictions as well as a first floor bathroom. EPC=C**



The property is conveniently located within the Lower Willingdon area of Eastbourne being within walking distance of local shops at Freshwater Square off Anderida Road. Bus services pass along the nearby Seven Sisters Road while Eastbourne town centre with its comprehensive range of comprehensive shopping facilities and mainline railway station is approximately four miles distant. Mainline railway stations can also be found at Polegate and Hampden Park.

**\* ENTRANCE HALL \* RE-FITTED SHOWER ROOM \* RE-FITTED CLOAKROOM/WC \* UTILITY AREA \* FAMILY ROOM \* DINING ROOM \* RE-FITTED LUXURY KITCHEN \* UTILITY AREA \* REAR LOBBY \* SPACIOUS SITTING ROOM \* THREE FIRST FLOOR BEDROOMS \* BATHROOM/WC \* DRIVEWAY PARKING FOR TWO VEHICLES \* ATTRACTIVE GARDENS WITH A SOUTHERLY ASPECT \* HIGHLY RECOMMENDED \***



## The accommodation

Comprises:

Double glazed front door opening to:

### Spacious Entrance Hall

School house style radiator, utility cupboard, enclosed cupboard housing plumbing and space for washing machine and tumble dryer.

### Ground Floor Shower Room

5'7 x 3'8 (1.70m x 1.12m)

Thermostatic shower unit over, fully tiled walls and matching flooring, extractor, rainfall handheld shower unit with addition rainfall shower head thermostatically controlled.

### Cloakroom/Wc

Close coupled wc, vanity wash hand basin, obscure upvc window to side, radiator.

### Utility Area

With plumbing and space for washing machine and tumble drier

### Living Room

17'10 x 15'2 into bay (5.44m x 4.62m into bay)

Upvc bay window to front, additional window to side, log burning stove, school house style radiator, LED spotlighting.

### Family Room/Bedroom 4

14'8 x 8'5 (4.47m x 2.57m)

Upvc French doors to rear with adjacent window to side, further windows to side, school house style radiator, LED spotlighting.

### Dining Room

10'7 x 9'2 (3.23m x 2.79m)

Casement doors to living room, archway to kitchen.

### Kitchen

16'7' x 9' (5.05m' x 2.74m)

Comprehensive range of matching eye and base level units with complimentary Quartz style worktop surfaces, inset one and a half bowl sink unit with mixer tap, space for fridge freezer, integrated fridge, integrated dishwasher, breakfast bar.

### Continuous Kitchen Area

10'7 x 6'1 (3.23m x 1.85m)

Further range of matching eye and base level units with eye level stainless steel oven and grill, plate warmer, stainless steel microwave. Door to:

### Lobby

5'7 x 4'5 (1.70m x 1.35m)

Upvc door to side providing access to front and rear gardens, storage cupboard, understairs storage, radiator.

Stairs from hall to:

### First Floor Landing

Hatch to insulated loft, window to side, radiator, linen boarded cupboard with slatted shelving.

### Bedroom 1

11'5 x 8'8 (3.48m x 2.64m)

Windows to front, radiator, built-in double wardrobes, coved ceiling.

### Bedroom 2

10'8 x 8'10 (3.25m x 2.69m)

Upvc windows to rear, range of built-in double wardrobes, radiator, downland views.

### Bedroom 3

8'10 x 8' (2.69m x 2.44m)

Upvc windows to front, radiator, coved ceiling.

### Bathroom

7'6 x 6'2 (2.29m x 1.88m)

Upvc obscure window to rear, pea shaped panelled bath with chrome mixer, shower attachment over with rainfall attachment over, vanity wash hand basin, close coupled wc, extractor, part tiled walls in complimentary tiling.

### Front Garden

### Driveway Parking

For two vehicles. Log store to the side of the front door.

### Rear Garden

Being a particular feature of the property with patio area leading to elevated area principally laid to lawn with close board fencing to sides and rear, summerhouse, hot tub, views towards the South Downs.

### 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:

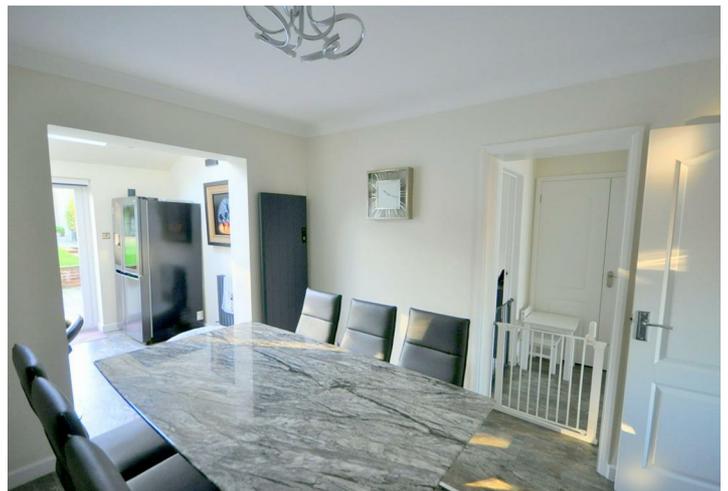
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

### 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.

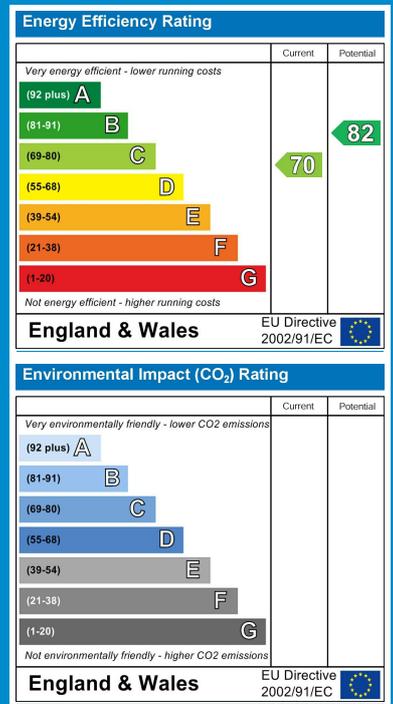
### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEBY.









**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.

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