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Taylor Engley



17 Gorringe Close, Lower Willingdon, Eastbourne, East Sussex, BN20 9SU

Asking Price £375,000 Freehold

Enjoying uninterrupted views of the South Downs National Park - An opportunity arises to acquire this **TWO BEDROOMED SEMI-DETACHED CHALET BUNGALOW**, located in the favoured Lower Willingdon area. This bay fronted property occupies an enviable plot at the far end of the close and has wonderful views over open farmland to the rear. The property benefits from gas fired central heating and double glazing and has features that include two reception rooms a conservatory and a first floor bedroom taking full advantage of the views. The property is offered to the market chain free. EPC=D.



The property is located in the favoured Lower Willingdon area being within just a short walk of the South Downs National Park and local shops at the Willingdon Triangle. The local area is served by bus services and Eastbourne's town centre is approximately three and a half miles distant offering a comprehensive range of shopping facilities and mainline railway station. A mainline railway station and shops can also be found at Polegate which is approximately one and a half miles distant.

*** DIRECT VIEWS OVER OPEN FARMLAND AND TOWARDS THE SOUTH DOWNS NATIONAL PARK *
* POPULAR LOWER WILLINGDON LOCATION * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING
* CHAIN FREE * SITTING ROOM * DINING ROOM * CONSERVATORY * TWO BEDROOMS * VIEWING
HIGHLY RECOMMENDED ***



The accommodation

Comprises:

Front door opening to:

Entrance Vestibule

With door to:

Hall

Radiator, double built-in cupboard with cupboard over.

Sitting Room

15'9 max x 11'9 max (4.80m max x 3.58m max)
(15'9 max into bay x 11'9 max including depth of chimney breast)

Tiled fireplace, radiator, cupboard housing fuse board and electric meter, outlook to front.

Dining Room

12'1 max x 10'11max (3.68m max x 3.33mmax)
(maximum measurements include depth of staircase)
Radiator, double doors opening to:

Conservatory

12'6 x 11' (3.81m x 3.35m)

Spacious conservatory with delightful views over the rear garden with open farmland and the South Down National Park beyond, power and double doors to rear garden.

Kitchen

12'1 x 8'11 (3.68m x 2.72m)

(maximum measurements include depth of fitted units)
Range of base and wall mounted cupboards, worktops with tiled splash back and inset single drainer one and a half bowl sink unit, Electric fan assisted under counter oven, gas hob, slimline dishwasher, space and plumbing for washing machine, Vaillant gas fired boiler, radiator, double aspect room with door opening to:

Rear Porch

8'10 x 4'4 (2.69m x 1.32m)

Power, door to rear garden

Bedroom 2

10'2 x 7'10 (3.10m x 2.39m)

Double aspect room with outlook to front and side, radiator.

Bathroom

Bath with shower over, shower screen, pedestal wash hand basin, low level wc, chrome effect heated towel rail, mostly tiled walls, tiled floor, window to side.

Stairs rising from Dining Room to:

Bedroom 1

17'2 max x 16'4 max (5.23m max x 4.98m max)

(L shaped room, maximum measurement provided include depth of staircase)

Enjoying wonderful views to the rear across open farmland with the South Downs National Park beyond, range of built-in wardrobe cupboards, built-in cabinet, two access points to under eaves, radiator, dormer window to rear and Velux windows to front and side.

Shared Driveway

To front leading to garage.

Garage

15'8 x 8'6 (4.78m x 2.59m)

(15'8 to garage door 8'6 max, maximum measurements provided include depth of internal structures/fittings)

Pitched roof, light and power, up and over door to front, window to side.

Front Garden

Having paved area.

Rear Garden

Considered to be a feature of the property enjoying fabulous views over the adjacent farmland with the South Downs National Park beyond, having lawned, mature trees and shrubs, patio area, timber shed and greenhouse, outside tap to side, gate to side.

NB

(The boundaries of this property are subject to verification)

COUNCIL TAX BAND:

Council Tax Band - 'C' Wealden District 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 ENGLEBY.



GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.



1ST FLOOR
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 1017 sq.ft. (94.5 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		EU Directive 2002/91/EC	
		England & Wales	

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			
		EU Directive 2002/91/EC	
		England & Wales	

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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