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Taylor Engley



181 Willingdon Road, Ratton, Eastbourne, East Sussex, BN20 9AJ

Guide Price £525,000 Freehold

An excellent opportunity to purchase this SPACIOUS FOUR BEDROOM SEMI DETACHED HOME SITUATED IN THIS PRESTIGIOUS RATTON AREA OF EASTBOURNE. This attractive semi-detached home offers a rare combination of space, flexibility, and period character. With three reception rooms, including a study converted from the original garage, two bathrooms, a ground-floor cloakroom, and a loft bedroom with en-suite, the layout is ideal for modern family living. The property boasts a raised front garden with mature trees as well as off-street parking, while to the rear a large double garage with independent road access provides exceptional versatility – perfect as a workshop, a summer house, a home office for a small business, or even a separate unit to let or sell on.

Original features, such as doors, picture rails, built-in cupboards, and exposed floorboards, add to the appeal. With a need for updating, buyers have the opportunity to create a bespoke home that blends period charm with modern style.



This property is located on the borders of the favoured Willingdon and Ratton areas, being within walking distance of Willingdon Village, which has a local Post Office, two Public Houses, St. Mary's Church and a Thai restaurant. The South Downs National Park is also within walking distance. Bus services pass immediately by the property whilst Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station is approximately two and a half miles distant. Mainline railway stations can also be found at Hampden Park and at Polegate. Further local amenities include the David Lloyd Leisure Club and the Willingdon Golf Course.

*** COVERED PORCH * HALLWAY * CLOAKROOM/WC * SITTING ROOM * DINING ROOM * THIRD RECEPTION ROOM/HOME OFFICE * KITCHEN/BREAKFAST ROOM * HOME OFFICE * FIRST FLOOR LANDING * FOUR BEDROOMS * BATHROOM/WC * FOURTH BEDROOM WITH EN SUITE BATHROOM * SPACIOUS DOUBLE GARAGE TO REAR * DRIVEWAY PARKING FOR SEVERAL VEHICLES * SPACIOUS GARDENS TO REAR WITH A WESTERLY ASPECT * VACANT POSSESSION OFFERED ***



The accommodation

Comprises:

COVERED PORCH

Front door opening to:

HALLWAY

CLOAKROOM/WC

With a low level wc, wall mounted hand basin, half tiled wall in complimentary tiling, upvc obscure window to side.

LIVING ROOM

14'5 x 13'6 (4.39m x 4.11m)

Upvc Georgian bar windows to rear and access to rear garden, radiator, television point, picture rail, feature fireplace surround.

DINING ROOM

15'3 into bay x 12'0 (4.65m into bay x 3.66m)

With upvc bay window to front, picture rail, radiator.

KITCHEN/BREAKFAST ROOM

12'0 x 9'3 (3.66m x 2.82m)

With a comprehensive range of matching eye and base level units with complimentary rolled edge moulded worktop surfaces with inset single drainer stainless steel sink unit with plumbing and space for washing machine and dishwasher. Access to the rear garden to the side with windows to rear overlooking rear garden

HOME OFFICE/FURTHER BEDROOM

13'11 x 7'7 (3.96m'3.35m x 2.13m'2.13m)

With upvc windows to front, radiator, currently used as a home office, formerly the integral garage.

Stairs from hallway to:

FIRST FLOOR LANDING

BEDROOM ONE

12'3 x 12'0 (3.73m x 3.66m)

Upvc windows to rear, radiator, built-in double wardrobes, picture rail.

BEDROOM TWO

12'0 x 9'5 (3.66m x 2.87m)

Upvc windows to rear, radiator, picture rail.

BEDROOM THREE

12'5 x 12'0 (3.78m x 3.66m)

Upvc windows to front, built-in double wardrobes.

BATHROOM/WC

11'1 x 5'10 (3.38m x 1.78m)

With a white suite comprising panelled bath with chrome

mixer taps and shower attachment over. Corner enclosed shower cubicle with Mira Vigour shower unit over, pedestal hand wash basin with chrome mixer taps, half tiled walls in complimentary tiling, double radiator, spacious airing cupboard with copper lagged tank, slatted shelving and immersion switch, obscure window to side.

Stairs rising from first floor landing to:

SECOND FLOOR LANDING

BEDROOM FOUR

13'4 x 12'1 (4.06m x 3.68m)

Velux windows to rear, eaves storage cupboards.

EN-SUITE SHOWER ROOM/WC

With a tiled shower cubicle with low level wc, hand wash basin with tiled splashback, Velux window to rear.

DOUBLE GARAGE

22'5 x 16'9 (6.83m x 5.11m)

With up and over door

DRIVEWAY PARKING

For several vehicles to front.

REAR GARDEN

Being a particular feature of the property principally laid to lawn with shrub and specimen trees interspersed throughout the garden leading to the double garage at the rear of the garden (access via driveway to the right side of the property, currently partitioned). The approximate length of the garden is in excess of 120' depth with a westerly aspect.

BROADBAND AND MOBILE PHONE CHECKER:

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

www.checker.ofcom.org.uk

COUNCIL TAX BAND:

Council Tax Band - Eastbourne Borough Council Band E

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.

The accommodation

Comprises:

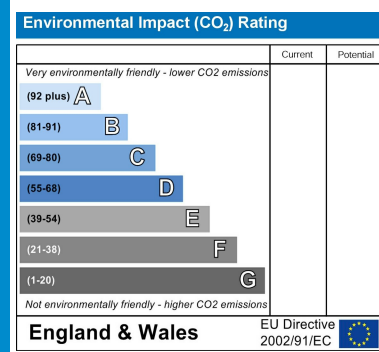
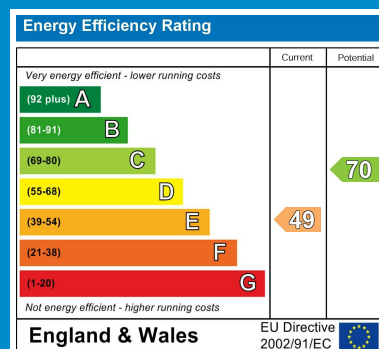
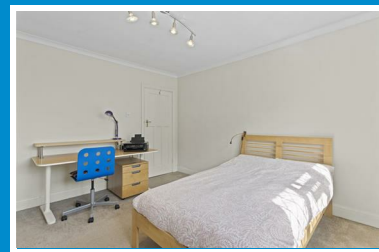
VIEWING ARRANGEMENTS:

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.

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