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Taylor Engley



30 Church Street, Willingdon Village, Eastbourne, East Sussex, BN20 9HT
Price Guide £325,000 Freehold

Situated in the heart of Willingdon Village, is this charming **GRADE II LISTED FLINT FACED COTTAGE**, that enjoys a pleasant outlook over the church. The property enjoys a wealth of character features including exposed beams, and an impressive inglenook style fireplace. Benefits included a ground floor cloakroom/WC, a spacious extended kitchen diner with doors opening in to the garden, two double bedrooms with built-in wardrobes, and a garage to rear. EPC = D



The property is located in the highly desirable Church Street in Willingdon Village which features two public houses, a Thai restaurant, coffee shop, post office, and the attractive St. Mary's Church. The South Downs National Park is also within close proximity. Bus services pass along the nearby Willingdon Road to Eastbourne's town centre which is approximately three miles distant, offering a comprehensive range of shopping facilities and mainline railway station. Mainline railway stations can also be found at Hampden Park and Polegate. Local shopping facilities including a Tesco Express store can be found in Freshwater Square, which is situated off the nearby Anderida Road.

*** ENTRANCE HALL * LIVING ROOM * KITCHEN/DINER * TWO DOUBLE BEDROOMS * SHOWER ROOM * GARAGE * GARDEN ***



FRONT DOOR TO:

ENTRANCE HALL

Radiator.

CLOAKROOM/WC

White suite comprising low level WC, washbasin.

LIVING ROOM

19'6" x 12'3" (5.94m x 3.73m)

Double aspect room, with secondary glazed leaded light windows to front and double glazed French doors to rear, two radiators, inglenook fireplace, exposed beam.

KITCHEN DINER

18'9" x 9'7" (5.72m x 2.92m)

The kitchen is fitted with wooden cupboards and drawers, space and plumbing for washing machine, wall mounted Worcester boiler, double sink unit, space for fridge freezer, built-in Neff electric hob with extractor hood over, Neff built-in oven and slimline dishwasher, double glazed window to side, understairs storage cupboard, radiator, double glazed French doors to garden.

From the entrance hall stairs rise to the first floor landing with hatch to loft space and airing cupboard housing the hot water cylinder.

BEDROOM ONE

12'11" x 9'11" (3.94m x 3.02m)

Secondary glazed leaded light window enjoying views over the church, radiator and a range of built-in cupboards.

BEDROOM TWO

9'8" x 9'3" plus door recess (2.95m x 2.82m plus door recess)

Double glazed window with outlook to rear, washbasin with cupboard below, radiator, built-in cupboard.

SHOWER ROOM

Suite comprising WC, washbasin with cupboards

below, shower cubicle, heated towel rail, double glazed window to rear.

GARDEN

Paved southerly facing courtyard garden, with well stocked flower beds.

GARAGE

Up and over door to front and door to garden. The garage has been subdivided to now offer a storage area and a room with a range of built-in cupboards and space for tumble dryer.

BROADBAND AND MOBILE PHONE CHECKER:

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

COUNCIL TAX BAND:

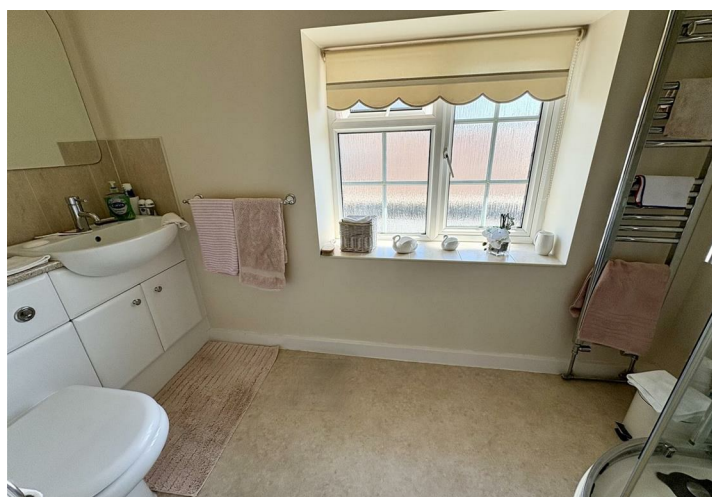
Council Tax Band D.

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.

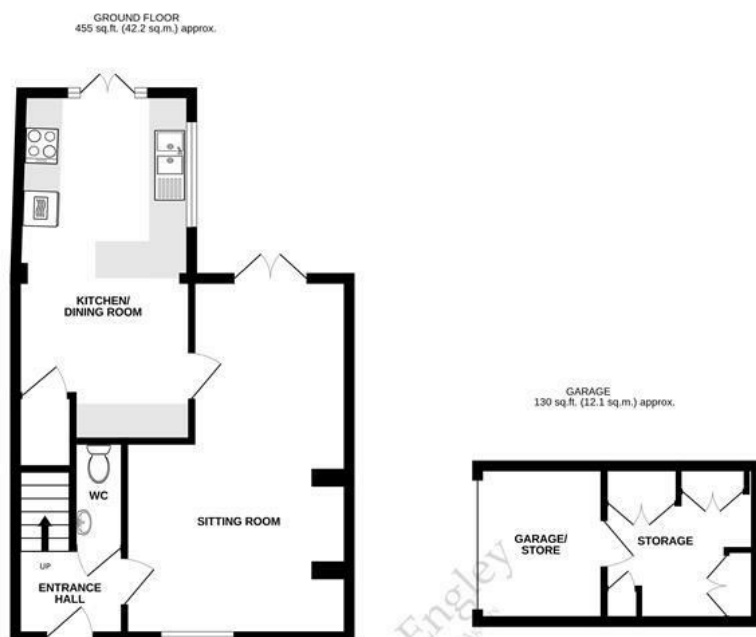
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEBY.





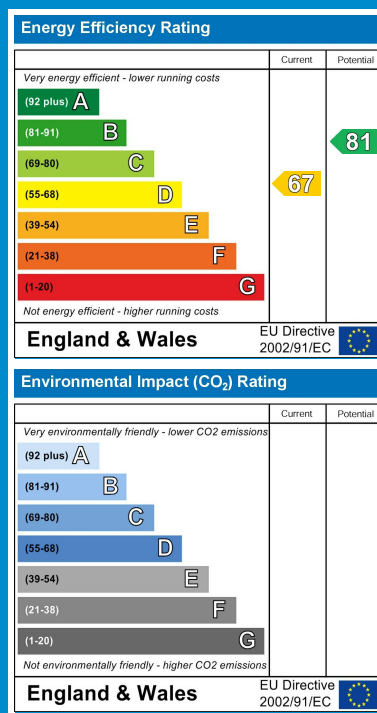




TOTAL FLOOR AREA : 942 sq.ft. (87.5 sq.m.) approx.

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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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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