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Taylor Engley



33 Southdown Avenue, Lower Willingdon, Eastbourne, East Sussex, BN20 9PS
Guide Price £439,950 Freehold

An opportunity has arisen to acquire this spacious THREE/FOUR SEMI DETACHED HOME WITH FLEXIBLE LIVING located in this sought after cul-de-sac location in the Lower Willingdon area of Eastbourne. The property is within 1/2 mile of the South Downs National Park, within easy reach of well regarded schools for all age groups and within close proximity of Polegate and Eastbourne mainline railway stations. The property additionally offers 130ft south easterly facing garden with off road parking for two vehicles Offered with gas fired central heating, sealed double glazing, living room, open plan to fitted kitchen/breakfast room and study, ground floor shower room/WC, three first floor bedrooms, family bathroom and scope to extend/loft convert. The property is being sold with vacant possession offered. EPC = C



The property is conveniently located to schools for most age groups and local shops are available at The Triangle and in Freshwater Square off Anderida Road. Bus services pass close by and Eastbourne town centre amenities are approximately three and a half miles distant.

*** ENTRANCE HALL * SITTING ROOM * STUDY/BEDROOM FOUR * KITCHEN/BREAKFAST ROOM * GROUND FLOOR SHOWER ROOM/WC * THREE FIRST FLOOR BEDROOMS * FAMILY BATHROOM/WC * 130' REAR GARDEN WITH SOUTHERLY ASPECT * TWO OFF ROAD PARKING SPACES ***



The accommodation

Comprises:

ENTRANCE HALL

With a upvc window to side, double radiator and spacious under stairs storage cupboard.

LIVING ROOM

13'1 x 12'0 (3.99m x 3.66m)

Upvc bay window to front, radiator coved ceiling.

KITCHEN/DINING ROOM

18'2 x 16'6 narrowing to 12'5 (5.54m x 5.03m narrowing to 3.78m)

With a comprehensive range of matching eye and base level units with complimentary solid wooden worktop surfaces over with inset single drainer sink unit with mixer taps. Five burner stainless steel gas hob, plumbing and space for dishwasher and washing machine, space for fridge freezer, concealed wall mounted gas boiler for the provision of gas fired central heating and domestic hot water, upvc window to side and door providing access to rear garden, wood burning stove.

GROUND FLOOR BEDROOM 4/STUDY

7'5 x 7'1 (2.26m x 2.16m)

With upvc window to rear, access via kitchen breakfast room.

GROUND FLOOR SHOWER ROOM/WC

6'4 x 3'4 (1.93m x 1.02m)

With a fully tiled shower cubicle, wall mounted hand wash basin, low level wc, extractor.

Stairs rising from hall to:

FIRST FLOOR LANDING

BEDROOM ONE

13'1 into bay x 10'6 (3.99m into bay x 3.20m)

With upvc window to front, radiator.

BEDROOM TWO

12'5 x 11'0 (3.78m x 3.35m)

With upvc windows to rear radiator.

BEDROOM THREE

8'0 x 7'3 (2.44m x 2.21m)

With a upvc window to front, radiator.

BATHROOM/WC

6'8 x 5'6 (2.03m x 1.68m)

With a white suite comprising shaped panel bath with shower unit over, pedestal hand wash basin, dual flush wc.

ALLOCATED PARKING

Two spaces adjacent to the front of the property.

EXTENSIVE GARDENS TO REAR

130' south easterly aspect (39.62m south easterly aspect)

A particular feature of this property are the extensive gardens to rear with a southerly aspect in excess of 130' in depth with patio area leading to area principally laid to lawn, timber sheds.

COUNCIL TAX BAND:

Council Tax Band - 'D' - Wealden District Council.

BROADBAND AND MOBILE PHONE CHECKER:

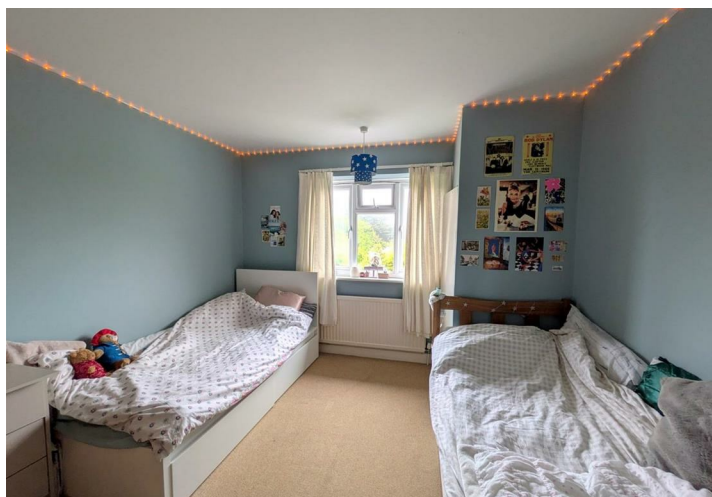
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

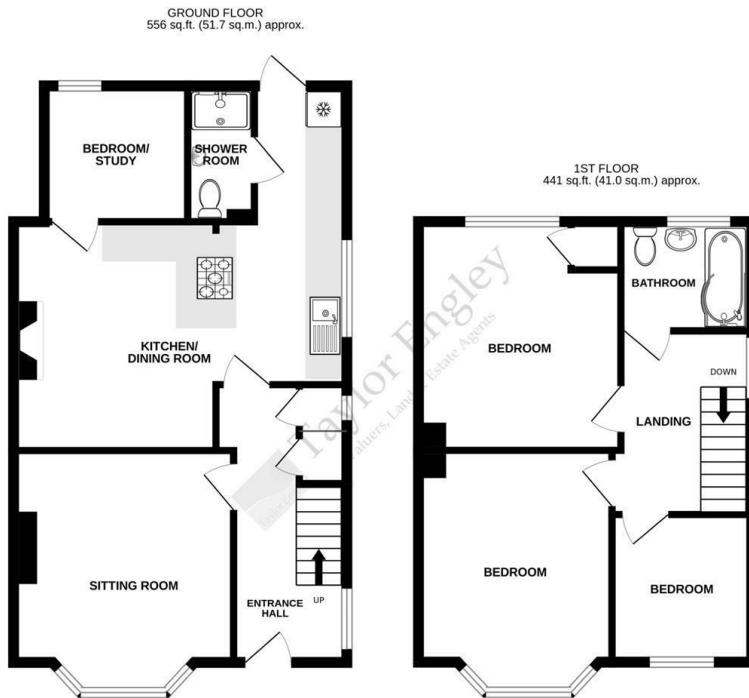
FOR CLARIFICATION:

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 ENGLELY.





TOTAL FLOOR AREA: 997 sq.ft. (92.6 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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		71	77
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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