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Taylor Engley









6 Broadview Close, Willingdon, Eastbourne, East Sussex, BN20 9RB
Chain Free £275,000 Freehold

An excellent opportunity to purchase this TWO BEDROOMED DETACHED BUNGLAOW in this favoured Willingdon location. Although the property does require some modernisation, it does offer sealed unit double glazing, gas fired central heating, spacious living room with southerly conservatory offering far reaching Downland views. Additionally the property offers driveway parking for several vehicles, lawned gardens with a southerly aspect and is available chain free. EPC = D



The property is conveniently located, being within walking distance to local shops and bus services. ACCESS TO THE BEAUTIFUL SOUTH DOWNS IS ALSO WITHIN WALKING DISTANCE. Eastbourne's town centre is approximately three and a half miles distant and offers a comprehensive range of shopping facilities, mainline railway station, theatres and seafront.

*** ENTRANCE HALL * CLOAKROOM/WC * LIVING ROOM * CONSERVATORY * KITCHEN * TWO BEDROOMS * BATHROOM * DRIVEWAY PARKING FOR SEVERAL VEHICLES * GARDENS TO FRONT AND REAR * VACANT POSSESSION OFFERED ***





The accommodation
Comprises:

HALLWAY
With radiator, storage cupboard, hatch to loft.

CLOAKROOM/WC
With a low level wc, obscure upvc window to side.

SITTING ROOM
20'1 x 10'7 narrowing to 9'1 (6.12m x 3.23m narrowing to 2.77m)
With upvc windows to rear with far reaching views, door to rear providing access to conservatory, radiator, feature gas fireplace, coved ceiling.

CONSERVATORY
8'4 x 7'3 (2.54m x 2.21m)
With upvc windows to sides and rear with polycarbonate thermal roofing with doors accessing the rear garden.

KITCHEN
10'2 x 6'5 (3.10m x 1.96m)
With a range of matching eye and base level units with complimentary moulded work top surfaces over with inset single drainer sink unit, space and slot-in for free standing electric cooker, wall mounted gas boiler for the provision of gas fired central heating and domestic hot water.

BEDROOM ONE
11'9 x 10'3 (3.58m x 3.12m)
With double glazed windows to front, radiator, coved ceiling.

BEDROOM TWO
9'5 x 8'11 (2.87m x 2.72m)
With double glazed windows to front, radiator, coved ceiling.

BATHROOM
6'1 x 4'8 (1.85m x 1.42m)
With a coloured white suite comprising panelled bath with mixer taps and shower attachment over, pedestal hand wash basin with chrome fitments, mostly tiled walls in complimentary tiling, upvc obscure window to side.

FRONT GARDEN
Principally laid to lawn with panel fencing to sides with driveway parking to the side for several vehicles.

REAR GARDEN
With a southerly aspect with delightful views towards the South Downs National Park, small patio area leading to area principally laid to lawn, greenhouse.

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

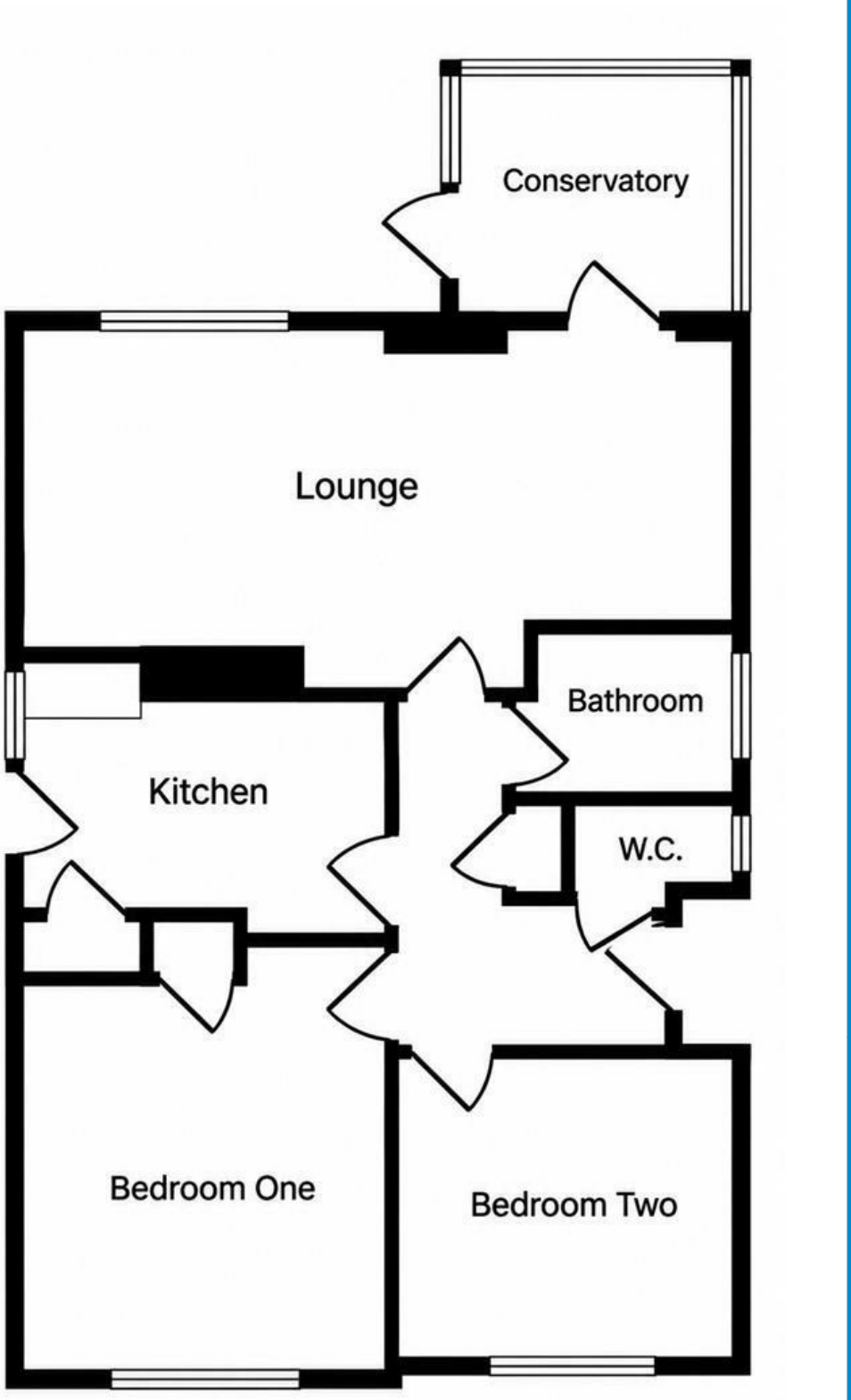
FOR CLARIFICATION:
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

OPENING HOURS
We are open:-
8:45am - 5:45pm weekdays
9:00am - 5:30pm Saturdays

VIEWING ARRANGEMENTS:
All appointments are to be made through TAYLOR ENGLEY.





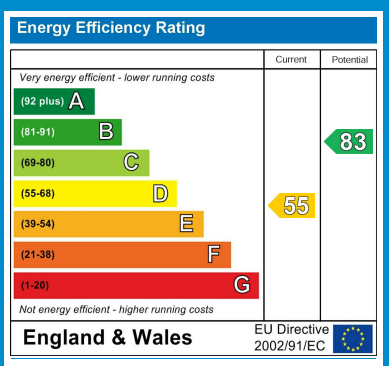


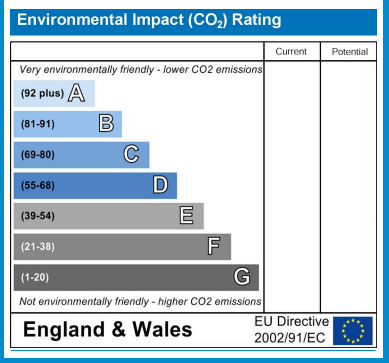












We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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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