Valuers, Land & Estate Agents
6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222
Fax: (01323) 722226

eastbourne@taylor-engley.co.uk
www.taylor-engley.co.uk

est. 1978
Taylor Engley









61 Church Street, Willingdon, Eastbourne, East Sussex, BN22 0HR
Asking Price £975,000 Freehold

Taylor Engley are delighted to offer to the market this INDIVIDUAL FOUR BEDROOMED DETACHED SUSSEX STYLE HOME, located in the highly desirable Church Street at Willingdon. The property is set within established well stocked gardens enjoying a good degree of privacy with a plot extending to approximately half an acre. The property is considered to provide ideal family accommodation with the benefit of gas fired central heating and double glazing. Features include two separate reception rooms, study, conservatory, kitchen open plan to family room, utility room and a spacious principle bedroom with en-suite. Outside there is ample driveway parking. EPC=D.



The property is located in the highly desirable Church Street at Willingdon being within walking distance of Willingdon Village which features two public houses, Thai restaurant 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.

*** ONE OF WILLINGDON'S MOST SOUGHT AFTER ROADS * SPACIOUS INDIVIDUAL HOME * PLOT EXTENDING TO APPROXIMATELY HALF AN ACRE * FOUR BEDROOMS * TWO RECEPTION ROOMS * STUDY * CONSERVATORY * KITCHEN OPEN PLAN TO FAMILY ROOM * EN-SUITE BATHROOM AND FAMILY BATHROOM * SPACIOUS DRIVEWAY PARKING * INTERNAL VIEWNG HIGHLY RECOMMENDED ***





The accommodation
Comprises:

Oak front door opening to:

Porch
Tiled floor, door opening to:

Entrance Hall
Radiator, understairs storage cupboard.

Cloakroom
Low level w/c with concealed cistern, wash hand basin set into cabinet and having adjacent drawers, radiator, tiled splash back, tiled floor, downlighters, window to rear.

Sitting Room
17'11 x 13'10 (5.46m x 4.22m)
Fireplace with fitted living flame gas fire, parquet flooring, window to side and double doors opening to:

Conservatory
12'11 x 9'6 (3.94m x 2.90m)
Tiled floor, two wall lights, electric heater, double doors opening to rear garden.

Dining Room
17'3 x 10'11 (5.26m x 3.33m)
Radiator, outlook to front.

Kitchen
11'10 x 10'11 (3.61m x 3.33m)
(maximum measurements include depth of fitted units)
Comprises, range of base and wall mounted cupboards, worktops with inset one and a half bowl stainless steel sink unit, eye level electric oven with cupboard above and below, induction hob with extractor fan over, dishwasher, under counter fridge, outlook to front, wide arched opening to:

Family Room
19'2 x 10' (5.84m x 3.05m)
Two radiators, downlighters, two sets of patio doors opening to rear garden, connecting doors to utility room and study.

Study
12'4 x 7'10 (3.76m x 2.39m)
Range of fitted base units and wall mounted cupboards, radiator outlook to front.

Utility Room
10'6 x 9' (3.20m x 2.74m)
(maximum measurements include depth of fitted units)
Range of base and wall mounted cupboards, worktops with tiled splash back and inset single drainer stainless steel sink unit, space and plumbing for washing machine, space for tumble dryer, integrated fridge/freezer, tiled floor, personal door to garage and door to rear garden

Stairs from entrance hall rising to

First Floor Landing
Radiator, two loft hatches to roof space.

Bedroom 1
22'10 max x 20'6 max (6.96m max x 6.25m max)
('L' shaped room maximum wall to wall measurements provided, 22'10 reducing to 12'5)
Spacious double aspect room, range of fitted bedroom furniture including wardrobe cupboards, drawer units, dressing table and display shelving, two radiators with covers, downlighters, door to:

En-Suite Bathroom
Spacious en-suite comprises, corner bath, separate shower cubicle, wash hand basin set into unit with cabinet and drawers having pelmet with lighting over, low level w/c with concealed cistern, medicine cabinets and fitted mirrors, tiled walls, tiled floor, chrome effect heated towel rail, widow to side.

Bedroom 2
11'11 x 11'7 (3.63m x 3.53m)
(11'7 extending to 14'7 max into recess)
Two double fitted wardrobe cupboards, wash hand basin with cabinet below outlook to front.

En-Suite Shower Room
Shower cubicle, low level w/c, tiled walls.

Bedroom 3
13'max x 10'11 (3.96mmax x 3.33m)
Double and single wardrobe cupboards, radiator, outlook to front.

Bedroom 4
10'10 max x 9'11 (3.30m max x 3.02m)
(10'10 max into window recess)
Radiator, access to under eves storage, window to side.

Family Bathroom
Bath with shower over, shower screen, wash hand basin set into unit with cabinet and drawers, low level w/c with concealed cistern, radiator, tiled walls, tiled floor, medicine cabinet mirror with light over downlighters, window to rear.

Integral Garage
17'9 max x 9'1 max (5.41m max x 2.77m max)
(maximum measurements include depth of internal pillars, fittings and structures)
Electric operated door to front, single glazed window to side, Glow Worm gas fired boiler, gas and electric meters and fuse board, light and power, personal door to utility room.

Driveway Parking
Spacious gravel driveway parking located at the front of the property.

Front Garden
Lawned area, and a variety of established trees and shrubs

Rear Garden
Considered to be a feature of the property having a spacious lawn flanked by well stocked borders, there is a wealth of established trees and shrubs which provide a good degree of privacy, There is an ornamental pond, greenhouse, and a further lawned area towards the far end of the garden, to the immediate rear of the property there is a patio area, outside lighting and gate to side of property providing access to front garden area.

COUNCIL TAX BAND:
Council Tax Band - 'G' 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 ENGLEY.





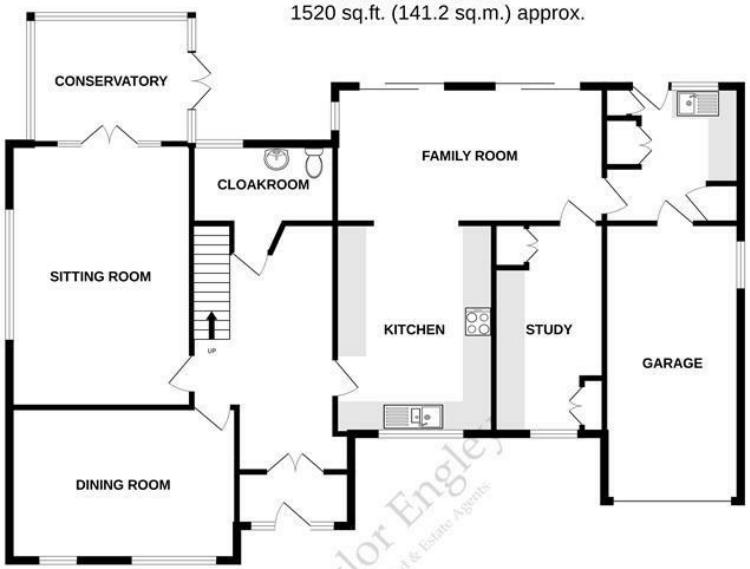








GROUND FLOOR
1520 sq.ft. (141.2 sq.m.) approx.



1ST FLOOR
1059 sq.ft. (98.4 sq.m.) approx.



TOTAL FLOOR AREA : 2579 sq.ft. (239.6 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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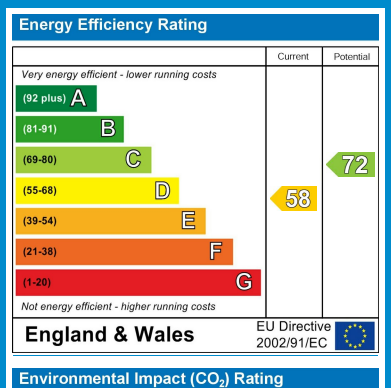

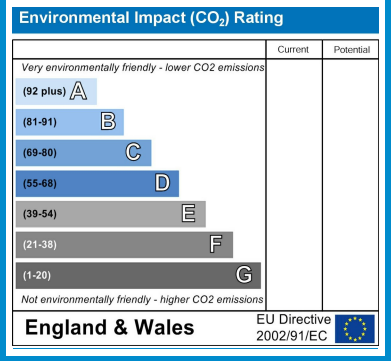

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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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