

Valuers, Land & Estate Agents

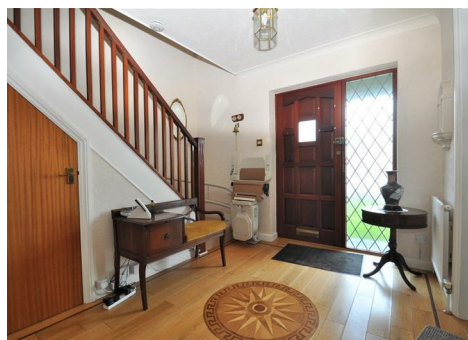
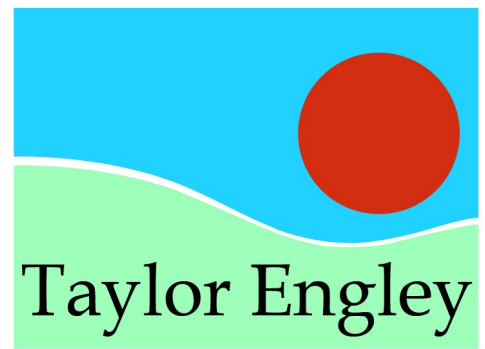
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3 Wealden Park, Willingdon, Eastbourne, East Sussex, BN22 0JF

Price £495,000 Freehold

An opportunity arises to acquire this **ATTRACTIVE THREE BEDROOMED DETACHED HOME** in this favoured Willingdon location. The property forms part of the desirable Wealden Park development and is offered with the benefit of gas fired central heating and double glazed windows. Features include an open plan sitting/dining room, spacious fitted kitchen/breakfast room, principal bedroom with en-suite shower room and a family bathroom. Outside there is an attached garage, driveway parking and gardens to front and rear. EPC = C



The property is located in the highly sought after Willingdon area being within walking distance of Willingdon Village, which offers 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 and offers a comprehensive range of shopping facilities and mainline railway station. Mainline railway stations can also be found at Hampden Park and Polegate.

*** HIGHLY SOUGHT AFTER WILLINGDON LOCATION * OPEN PLAN SITTING/DINING ROOM * SPACIOUS KITCHEN/BREAKFAST ROOM * THREE BEDROOMS - ONE WITH EN-SUITE * FAMILY BATHROOM * GARAGE * DRIVEWAY PARKING * GARDENS * GAS FIRED CENTRAL HEATING * DOUBLE GLAZED WINDOWS * CHAIN FREE ***



The accommodation

Comprises:

Front door opening to:

Entrance Hall

Engineered oak flooring, telephone point, central heating thermostat, understairs storage cupboard.

Cloakroom

Low level wc, wall mounted wash hand basin, part tiled walls.

Sitting Room Open Plan to Dining Room

Sitting Area

16'2 x 11'5 (4.93m x 3.48m)

Stone fireplace (not open), radiator, feature window to front with deep display window sill. Archway to dining area.

Dining Area

9'4 x 8'9 (2.84m x 2.67m)

Radiator, serving hatch from kitchen, outlook to rear.

Kitchen/Breakfast Room

12'5 x 12'4 (3.78m x 3.76m)

(Maximum measurements including depth of fitted units)
Comprises two and a half bowl stainless steel sink unit with mixer tap, work surface with base units below, wall mounted cupboards, Neff electric fan assisted oven with cupboard above and below, Neff four ring ceramic hob with Neff extractor fan over, space and plumbing for washing machine, Neff fridge and Neff Freezer, Worcester wall mounted gas fired boiler, central heating programmer, part tiled walls, radiator, window to rear, door to side.

Stairs rising from hall to:

First Floor Landing

Airing cupboard housing cylinder, loft hatch to roof space.

Bedroom 1

14'8 x 12'7 max (4.47m x 3.84m max)

(12'7 max reducing to 10'7 to cupboard front)

Range of fitted wardrobe cupboards, fitted dressing table and drawer unit, fitted headboard, radiator, outlook to rear.

En-Suite Shower Room

Shower cubicle, pedestal wash hand basin, low level wc, part tiled walls, tiled floor, fitted mirror having light with shaver point over, radiator, window to rear.

Bedroom 2

12'6 x 10'4 (3.81m x 3.15m)

Radiator, outlook to front.

Bedroom 3

6'10 x 8'3 max (2.08m x 2.51m max)

(6'10 extending to 9'5 max into door recess x 8'3 max)

(Maximum measurements include depth of fitted wardrobe cupboards)

Fitted wardrobe cupboard, radiator, outlook to front.

Family Bathroom

Bath with mixer tap and shower attachment, pedestal wash hand basin, mirror and light with shaver point, low level wc, radiator, tiled walls, tiled floor, window to side.

Garage

17'4 x 8'9 max (5.28m x 2.67m max)

(Maximum measurements provided)

Light and power, electrically operated up and over door, pitched roof, personal door to rear.

Front Garden

Being open plan laid mainly to lawn and driveway providing parking.

Rear Garden

Having lawned area and borders with various shrubs, greenhouse, ornamental waterfall, gate to side.

COUNCIL TAX BAND:

Council Tax Band - 'E' Wealden District Council - currently £2,956.15 until March 2025.

BROADBAND AND MOBILE PHONE CHECKER:

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

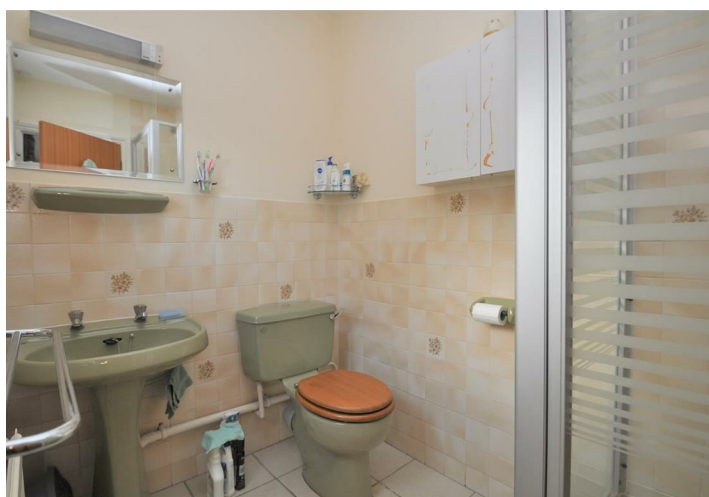
www.checker.ofcom.org.uk

FOR CLARIFICATION:

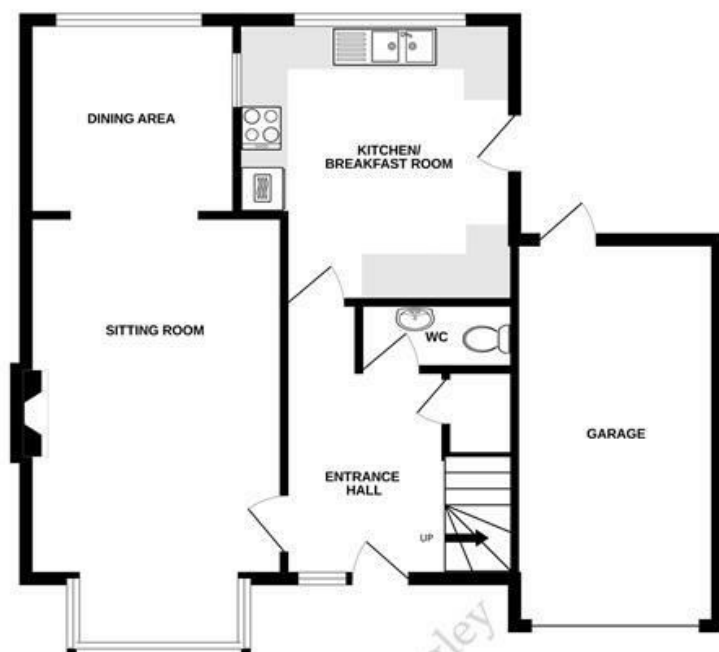
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.



GROUND FLOOR
723 sq.ft. (67.2 sq.m.) approx.



1ST FLOOR
542 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 1266 sq.ft. (117.6 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		
	71	83
England & Wales EU Directive 2002/91/EC		

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.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

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