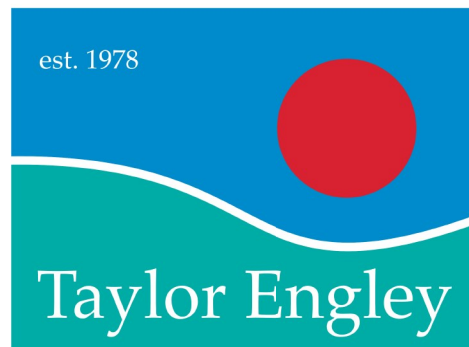


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**4 Oldfield Avenue, Lower Willingdon, Eastbourne, East Sussex, BN20 9PX**  
**Guide Price £495,000 Freehold**

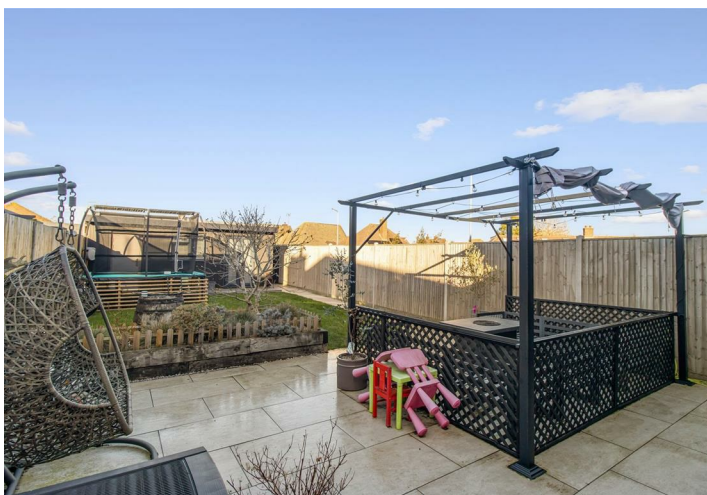
Taylor Engley are pleased to bring to the market this impressive, extended, **FOUR BEDROOM, THREE BATHROOM, SEMI DETACHED HOUSE**, situated in the highly sought after Lower Willingdon area. The property was **MODERNISED THROUGHOUT IN 2020** and features a spacious **BESPOKE MODERN FITTED KITCHEN** with integral appliances, **UTILITY ROOM**, a superb loft conversion offering a **MASTER BEDROOM SUITE WITH DRESSING ROOM AND SHOWER ROOM**, **TWO FURTHER BATHROOM**, and a **GARAGE** to rear as well as **TWO DRIVEWAY**. **GAS FIRED CENTRAL HEATING & SEALED UNIT DOUBLE GLAZING.**



**\* ENTRANCE HALL \* SITTING ROOM \* DINING ROOM OPEN PLAN TO THE BESPOKE FITTED KITCHEN \* UTILITY ROOM \* WET ROOM \* MASTER BEDROOM WITH DRESSING ROOM \* SHOWER ROOM \* THREE FURTHER BEDROOMS \* FAMILY BATHROOM \* GARAGE \* TWO DRIVEWAYS \***

The boiler was replaced in 2020 and is still under warranty, in the last five years all of the windows have also been replaced, the property was rewired and the plumbing has been updated.

The property is situated in a sought after area, being within close proximity to local schools, shops and parks. Polegate railway station is also located close by.



## FRONT DOOR TO:

### ENTRANCE HALL

Double glazed window to side, radiator, Karndean style wood effect flooring, understairs storage cupboard, further cupboard housing the hot water cylinder (pressurised hot water system) and double glazed window to side.

### SITTING ROOM

13'3 x 12 max (4.04m x 3.66m max)

Double glazed bay window with outlook to front, radiator, Karndean style wood effect flooring, chimney recess with inset electric wood burning effect stove and oak mantle over. Television point.

### DINING ROOM

12'1 x 10'10 (3.68m x 3.30m)

Karndean style wood effect flooring, built-in bench, television point, open plan to:

### KITCHEN

12' x 11'10 (3.66m x 3.61m)

Bespoke fitted kitchen offering a range of built-in cupboards and drawers, central island unit, built-in wine cooler, electric oven and induction hob, space for an American style fridge freezer, inset sink unit with mixer tap, tiled floor with underfloor heating with wall mounted thermostat control. Composite and wooden work surfaces, bi-folding doors opening on to the garden.

### UTILITY ROOM

8'9 x 6'6 (2.67m x 1.98m)

Karndean style wood effect flooring, space for washing machine and tumble dryer, fitted with a range of built-in cupboards, work surfaces, cupboard housing the gas boiler, radiator, double glazed window to side.

### WET ROOM/WC

Suite comprising WC, shower, heated dual fuel towel rail, tiled floor, extractor, door to garden.

From the entrance hall, stairs rise to the first floor landing with double glazed window to side.

### BEDROOM TWO

12'1 x 9'2 to wardrobe fronts (3.68m x 2.79m to wardrobe fronts)

Double glazed window with outlook to rear, radiator, fitted with a range of built-in wardrobe cupboards offering hanging, shelves and drawer space, built-in drawers, television point.

### BEDROOM THREE

13'5 x 10'5 max (4.09m x 3.18m max)

Double glazed bay window with outlook to front, radiator, television point.

### BEDROOM FOUR

7'11 x 7'4 (2.41m x 2.24m)

Radiator, double glazed window with outlook to front.

## FAMILY BATHROOM

Suite comprising WC, washbasin with drawers below, bath with shower over, double glazed window to rear, heated dual fuel towel rail, extractor fan, shaver/charging point.

From the first floor landing, stairs rise to the second floor landing, with Velux window to front.

## MASTER BEDROOM

10'11 x 9'9 (3.33m x 2.97m)

Double glazed window with outlook to rear, radiator, television point, opening to:

## DRESSING ROOM

14'1 x 6'6 max (4.29m x 1.98m max)

Fitted with a range of open wardrobes offering hanging, shelves and drawers, built-in dressing table and chest of drawers, two Velux windows to front, eaves storage cupboards, radiator.

## SHOWER ROOM

Suite comprising large walk-in shower with sliding door, washbasin with cupboards below, WC, double glazed window to rear, Karndean style flooring, heated dual fuel towel rail, extractor, toothbrush charging point.

## GARAGE & PARKING

There are two driveways, one to the front and one to the rear. The rear has fitted gates and leads to the garage, which has power and light and an electric door to front. The garage roof was replaced in 2025.

## GARDEN

Patio and lawned areas, gate to side and rear driveway, outside tap, raised flowerbeds, shed with electrics and light.

## GARDEN CABIN

14' x 10'10 (4.27m x 3.30m)

Karndean style flooring, fitted desk and worktop, space for appliances, double glazed window to front, power, television point and internet.

## BROADBAND AND MOBILE PHONE CHECKER:

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

[www.checker.ofcom.org.uk](http://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.



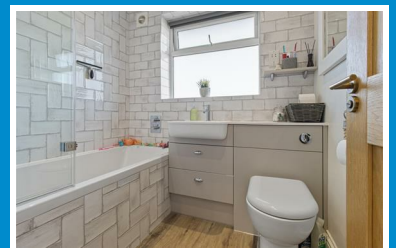
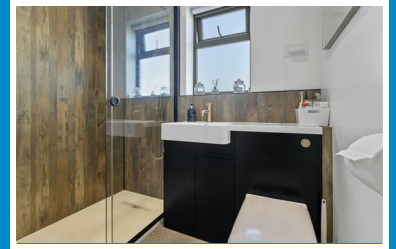






TOTAL FLOOR AREA: 1714 sq.ft. (159.2 sq.m.) approx.

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                      | 79        |
|   | EU Directive 2002/91/EC |           |
|   | England & Wales         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
|   |                         |           |
|   | EU Directive 2002/91/EC |           |
|   | England & Wales         |           |

**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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