

Church Street,Willingdon Eastbourne BN22 0HU

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welcome to

Church Street, Willingdon Eastbourne

Impressive five bedroom detached family home with a gated entrance and long private driveway, featuring a spacious open plan kitchen/dining room, lounge and breakfast room with bi-fold doors, three en-suite bedrooms, ample parking and double garage, located in sought-after Church Street, Eastbourne.



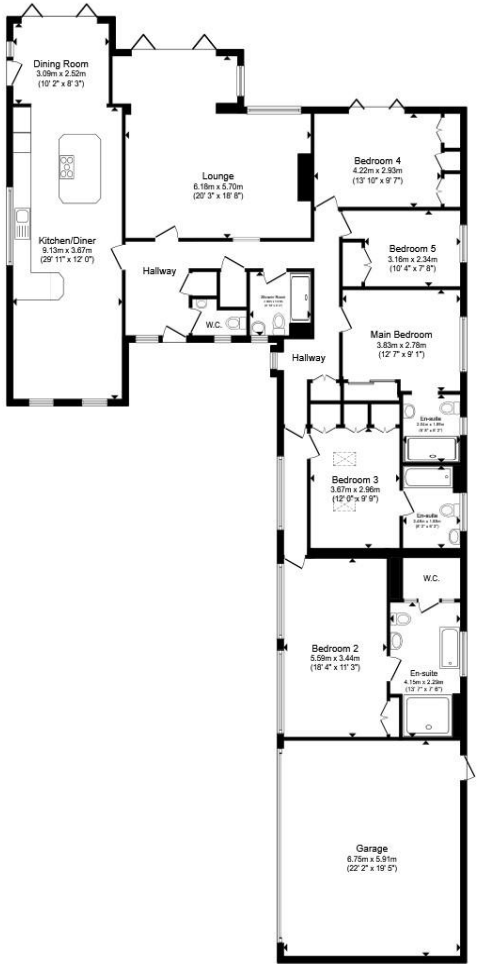












Total floor area 243.6 m² (2,622 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Agents Note

Entrance Hall

Lounge

20' 5" into recess x 19' max (6.22m into recess x 5.79m max)

Breakfast Room

7' 9" x 9' 11" (2.36m x 3.02m)

Open Plan Kitchen/ Dining Room

29' 7" x 12' (9.02m x 3.66m)

Inner Hall

Bedroom 1

18' 4" x 11' 4" (5.59m x 3.45m)

En - Suite

Bedroom 2

17' 3" plus wardrobe x 9' 9" (5.26m plus wardrobe x 2.97m)

En - Suite

Bedroom 3

12' 8" x 10' 5" (3.86m x 3.17m)

En - Suite Wet Room

Bedroom 4

13' 10" x 9' 7" (4.22m x 2.92m)

Bedroom 5

7' 9" x 10' 6" plus wardrobe (2.36m x

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- FIVE BEDROOM DETACHED FAMILY HOME
- GATED ENTRANCE & APPROX. 145M PRIVATE DRIVEWAY
- SPACIOUS LOUNGE WITH OPEN FIRE
- SAUNA AND STEAM ROOM
- OPEN PLAN KITCHEN/DINING ROOM WITH ISLAND

Tenure: Freehold EPC Rating: C
Council Tax Band: G

Guide Price

£1,250,000 - £1,000,000







Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee can not be refunded, even if the property purchase does not go ahead.



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN121319

The Property Ombudsman

Property Ref:
EBN121319 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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