



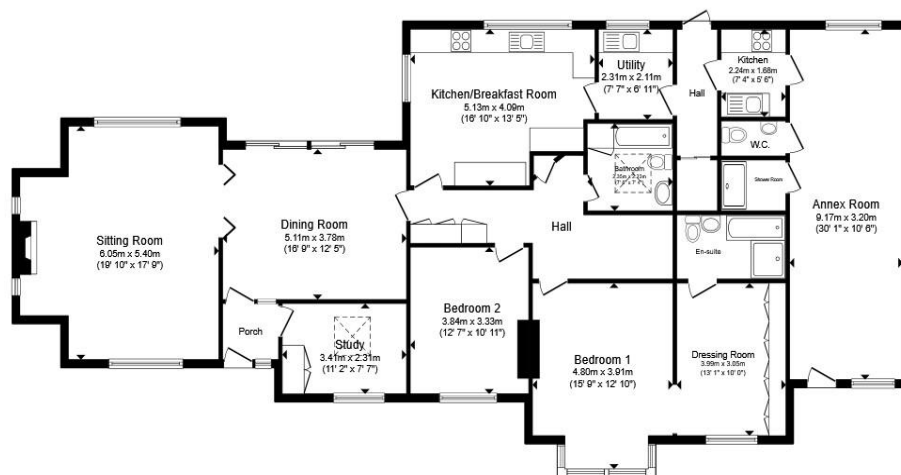
**Willingdon Road, Eastbourne BN20 9AG**

**welcome to**

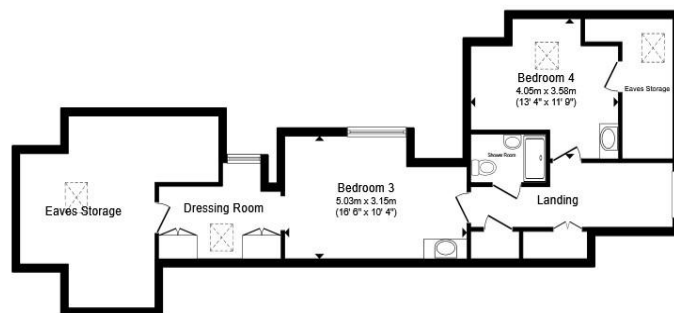
## **Willingdon Road, Eastbourne**

An incredibly rare opportunity to acquire this exceptionally spacious 4 bedroom detached chalet style residence of impressive character with ATTACHED ANNEX enviably positioned on the borders of Ratton and Willingdon.





**Ground Floor**



**First Floor**

Total floor area 242.5 m<sup>2</sup> (2,610 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](http://www.propertybox.io)



## Entrance Porch

## Sitting Room

19' 10" max x 18' into bay ( 6.05m max x 5.49m into bay )

## Dining/ Entrance Hall

16' 9" x 12' 5" ( 5.11m x 3.78m )

## Kitchen/ Breakfast Room

16' 10" max x 13' 5" max ( 5.13m max x 4.09m max )

## Utility Room

7' 7" x 6' 11" ( 2.31m x 2.11m )

## Inner Entrance Hall

## Study

11' 2" x 7' 7" ( 3.40m x 2.31m )

## Bedroom 1

15' 9" max x 12' 10" into bay ( 4.80m max x 3.91m into bay )

## Dressing Room

## En Suite

## Bedroom 2

12' 7" x 10' 11" ( 3.84m x 3.33m )

## Downstairs Bathroom

## First Floor Landing

## Bedroom 3

16' 6" max x 10' 4" max ( 5.03m max x 3.15m max )

## Dressing Room

## Bedroom 4

welcome to

## Willingdon Road, Eastbourne

- DETACHED CHALET STYLE RESIDENCE
- FOUR DOUBLE BEDROOMS SPREAD OVER BOTH FLOORS
- ATTACHED ANNEX WITH ITS OWN FRONT ENTRANCE
- INCREDIBLY SPACIOUS ACCOMMODATION
- EN - SUITE SHOWER ROOM

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

**£925,000**



### 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/EBN121391](https://fox-and-sons.co.uk/Property/EBN121391)



Property Ref:  
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