



3 Wealden Park, Eastbourne, BN22 0JF

Price £495,000 | Freehold

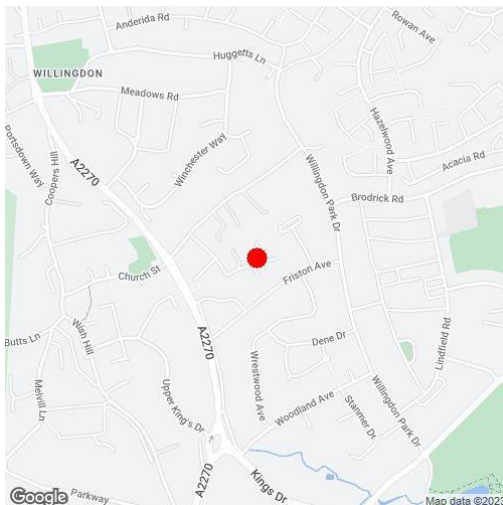
**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962



A delightful three bedroom detached residence of individual design forming part of an exclusive close enviably located off Church Street in Willingdon, available with no onward chain. The house provides well proportioned accommodation with the ground floor comprising two communicating reception rooms together with a fitted kitchen/breakfast room with integrated double oven, hob, and fridge/freezer. To the first floor there is a generous master bedroom with fitted wardrobes and en-suite shower room, two further bedrooms along with the family bathroom. The rear garden has been well maintained and provides a lawned area with shrub borders along with a small patio and greenhouse. Whilst the house would now benefit from some upgrading it does have gas central heating, double glazing, driveway parking and garage. An internal viewing is highly recommended to fully appreciate the potential of this detached home.







### At a Glance:

- Detached house
- Three bedrooms
- Two reception rooms
- Fitted kitchen/breakfast room
- Two bath/shower rooms (one en suite)
- Lawned rear garden
- Driveway and garage parking
- Gas central heating
- Popular Willingdon location
- Chain free

### Accommodation:

#### ENTRANCE HALL

#### SITTING ROOM

16'3" (4.95m) x 11'5" (3.48m)

#### DINING ROOM

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

#### KITCHEN/BREAKFAST ROOM

12'6" (3.81m) x 12'4" (3.76m)

#### CLOAKROOM/WC

#### FIRST FLOOR LANDING

#### BEDROOM

14'8" (4.47m) x 12'6" (3.81m)

#### EN-SUITE SHOWER

#### BEDROOM

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

#### BEDROOM

8'3" (2.51m) x 9'5" (2.87m) Max

#### BATHROOM

#### OUTSIDE:

#### REAR GARDEN

#### DRIVEWAY

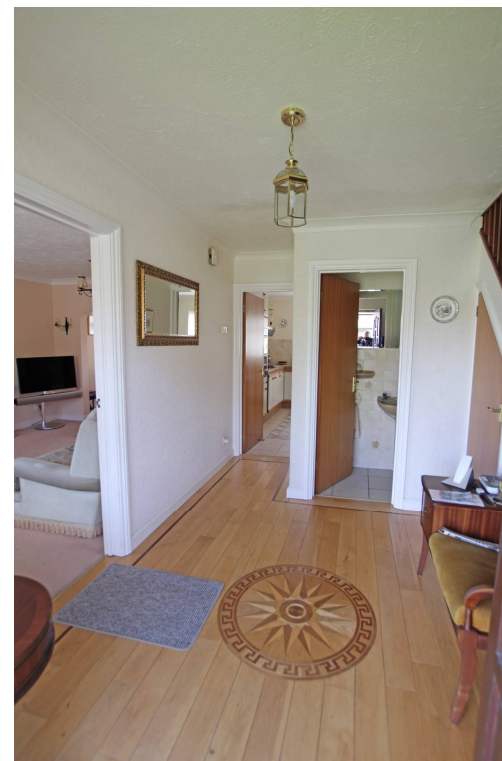
#### GARAGE

#### COUNCIL TAX:

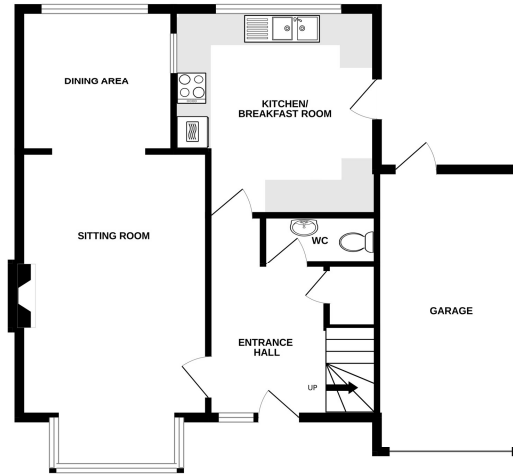
Band 'E'

#### EPC:

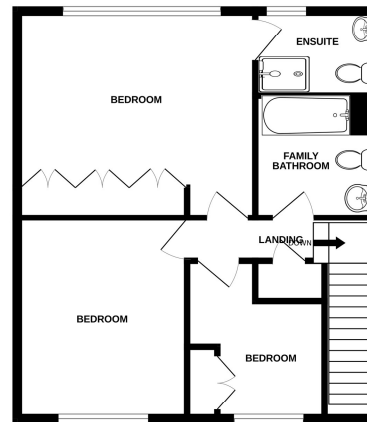
"C"



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.  
Made with Metropix ©2023

Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

**LS Leaper Stanbrook**

5 Gildredge Road, Eastbourne BN21 4RB  
**01323 416716**

28 Meads Street, Eastbourne BN20 7QY  
**01323 737962**

[www.leaperstanbrook.co.uk](http://www.leaperstanbrook.co.uk) website

[sales@leaperstanbrook.co.uk](mailto:sales@leaperstanbrook.co.uk) email