



8 The Croft, Church Street, Eastbourne, BN20 9HH

Guide Price £475,000 - £485,000 | Freehold

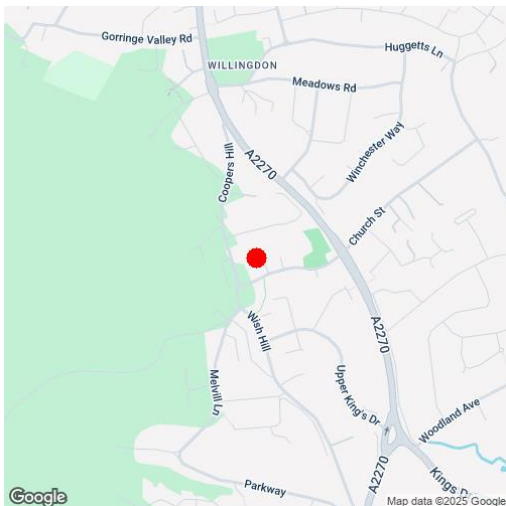
**LS** Leaper  
Stanbrook

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GUIDE PRICE £475,000 - £485,000. A charming three bedroom semi-detached home nestled in the highly coveted Willingdon Village, boasting breathtaking panoramic views of the South Downs and the picturesque landscape stretching across Willingdon towards Polegate. This delightful property is offered to the market chain free and enjoys bright and spacious accommodation throughout comprising entrance hall, spacious through lounge/dining room opening to a modern kitchen with comprehensive range of matching wall and base units with area of work surface, inset sink and some integral appliances. There is also the convenience of a shower room/wc on the ground floor. Stairs rise from the entrance hall to the first floor where there are three excellent size bedrooms as well as a bathroom/wc. The property benefits from well maintained landscaped gardens to the front and rear and there is the added benefit of a single garage in a nearby block. Additional benefits include double glazing and gas central heating. The property is located in a quiet cul-de-sac in the picturesque Willingdon village close to a local pub, cafe and restaurants, as well as being within easy reach of countryside walks on the South Downs National Park.







### At a Glance:

- Three bedroom semi-detached house
- Popular Willingdon village location
- Close to the South Downs with stunning views
- Chain Free
- Modern kitchen
- Sitting/dining room
- Bathroom/wc
- Ground floor shower room/wc
- Garage
- Double glazed and gas central heating

### Accommodation:

#### ENTRANCE HALL

**SITTING / DINING ROOM**  
26'2" (7.98m) x 11'5" (3.48m)

**KITCHEN**  
10'2" (3.1m) x 8'9" (2.67m)

#### SHOWER ROOM

#### FIRST FLOOR LANDING

**BEDROOM 1**  
12'6" (3.81m) x 9'2" (2.79m)

**BEDROOM 2**  
11'2" (3.4m) x 9'6" (2.9m)

**BEDROOM 3**  
10'1" (3.07m) x 8'11" (2.72m)

#### BATHROOM

#### OUTSIDE:

#### FRONT & REAR GARDENS

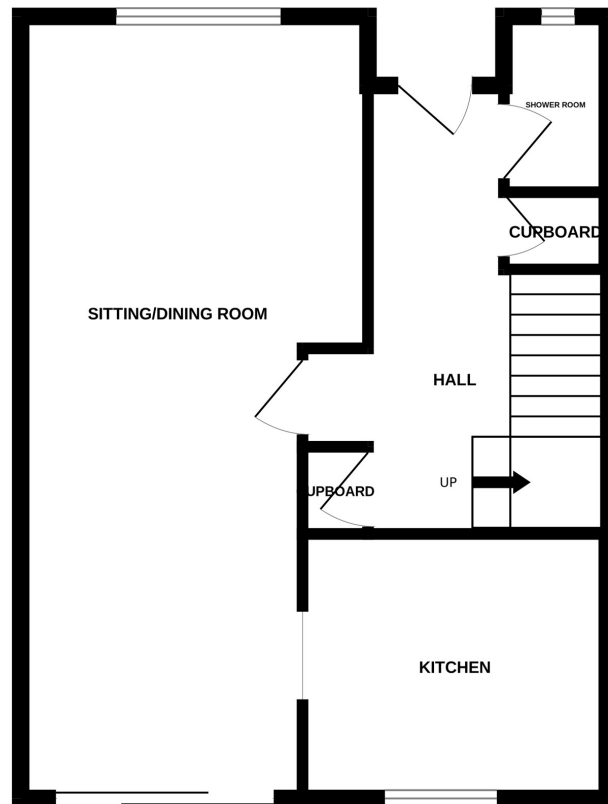
**GARAGE**  
in a block nearby

**COUNCIL TAX:**  
Band 'D'

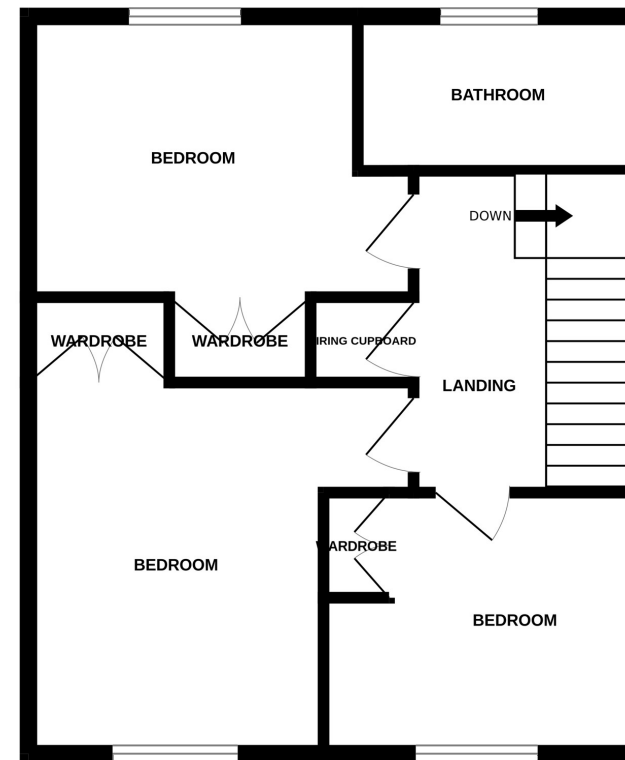
**EPC:**  
'D'



GROUND FLOOR



1ST FLOOR



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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