



Clovelly, 219 Willingdon Road, Eastbourne, BN20 9JP

Price £650,000 | Freehold

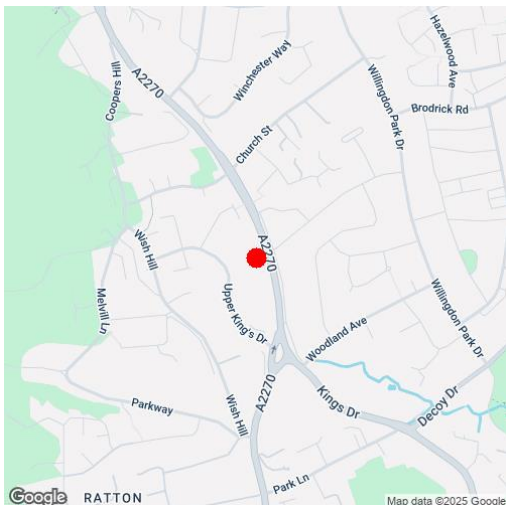
**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

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A beautifully presented three double bedroom detached house located in the sought after Willingdon area enjoying stunning views of the South Downs and boasting secluded 100ft rear garden. This delightful property has light and airy accommodation throughout comprising entrance porch, spacious entrance hall, sitting room with solid wood parquet flooring and wood burner, conservatory, dining room, modern kitchen/breakfast room, ground floor wc, large first floor landing, three excellent size double bedrooms, stylish en-suite shower room and dressing room to the master bedroom and further contemporary family bathroom. A stand out feature is the secluded, well stocked sunny rear garden with area of lawn, patio and a variety of plants, shrubs and trees. To the front there is a large block paved driveway providing off road parking for several vehicles leading to a single garage. Additional benefits include double glazing and gas central heating. The property is conveniently located within the Willingdon village area close to good road links, church, pubs, restaurants and a cafe. Eastbourne town centre is approximately 3 miles away with Hampden Park station 1.4 miles distant.







### At a Glance:

- Beautifully presented three bedroom detached house
- Popular Willingdon village location
- Sitting room with wood burner
- Dining room
- Conservatory
- Modern kitchen/breakfast room
- Stylish en-suite shower room
- Family bathroom
- 100ft rear garden
- Driveway and garage

### Accommodation:

#### ENTRANCE PORCH

#### ENTRANCE HALL

#### SITTING ROOM

19'7" (5.97m) Max x 17'5" (5.31m) Max

#### CONSERVATORY

11'11" (3.63m) x 11'9" (3.58m)

#### DINING ROOM

15'5" (4.7m) x 8'8" (2.64m)

#### KITCHEN / BREAKFAST ROOM

13'6" (4.11m) x 8'9" (2.67m)

#### DOWNSTAIRS WC

#### SPECIAL FIRST FLOOR LANDING

#### BEDROOM 1

11'8" (3.56m) x 10'9" (3.28m) plus dressing area

#### EN-SUITE SHOWER ROOM

#### BEDROOM 2

17'6" (5.33m) x 10'9" (3.28m)

#### BEDROOM 3

13'0" (3.96m) x 9'1" (2.77m)

#### BATHROOM

#### OUTSIDE:

#### FRONT & REAR GARDENS

#### DRIVEWAY

#### GARAGE

#### COUNCIL TAX:

Band 'E'

#### EPC:

'D'



**GROUND FLOOR**  
APPROX. 81.3 SQ. METRES (873.1 SQ. FEET)



**FIRST FLOOR**  
APPROX. 65.1 SQ. METRES (701.1 SQ. FEET)



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**

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