



4 Badgers Brow, Willingdon, Eastbourne, BN20 9EE

Price £750,000 | Freehold

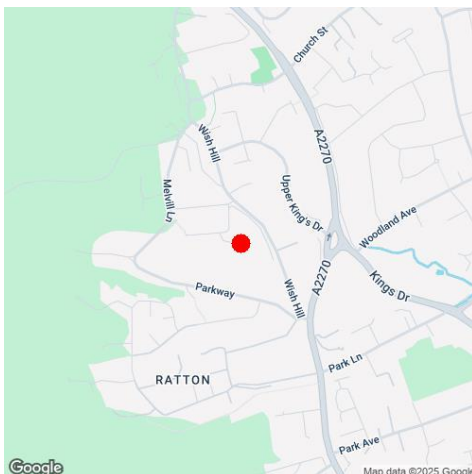
**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962



Available with no onward chain- A beautifully appointed detached residence with four double bedrooms forming part of a small and exclusive development of executive style houses constructed some 20 years ago in the heart of Willingdon village. The house has been the subject of much improvement over very recent years and is appointed and presented for sale in excellent decorative condition. The ground floor accommodation is set around an impressive and welcoming reception hall, and includes a beautifully fitted kitchen/breakfast room with a comprehensive range of sleek wall and base units beneath corian work surfaces incorporating a breakfast bar. Integrated Neff appliances include a double oven, induction hob, dishwasher and fridge, whilst the adjacent utility room has a microwave and plumbing for a washing machine and tumble dryer. There are three reception rooms comprising a beautifully light 21' x 13' dual aspect sitting room, a dining room leading to the double glazed conservatory and a study. Three of the four bedrooms have fitted wardrobes with the principal bedroom suite having a dressing area and re-fitted bathroom with both a bath and shower cubicle. The family bathroom also has both a bath and shower cubicle. The house is set within manageable gardens that are principally laid to lawn and enjoy considerable privacy whilst other benefits include a double garage, gas central heating and sealed unit double glazing. Enjoying a highly desirable residential location, the house is within a few hundred yards of the Willingdon Village amenities including two public houses, and a post office, whilst there is immediate access to The South Downs National Park. Eastbourne town centre and railway station are approximately 2.5 miles away.







### At a Glance:

- Beautifully appointed and presented throughout
- Four double bedrooms
- Three reception rooms and conservatory
- Recently re-fitted kitchen with integrated Neff appliances
- Two bathrooms both with bath and shower cubicles
- Double garage
- Gas central heating
- Sealed unit double glazing
- Secluded rear garden
- No onward chain

### Accommodation:

#### RECEPTION HALL

#### CLOAKROOM / WC

#### SITTING ROOM

21'0" (6.4m) x 13'0" (3.96m)

#### DINING ROOM

10'10" (3.3m) x 10'6" (3.2m)

#### CONSERVATORY

12'6" (3.81m) x 11'9" (3.58m)

#### KITCHEN

11'9" (3.58m) x 10'8" (3.25m)

#### UTILITY ROOM

8'6" (2.59m) x 7'10" (2.39m)

#### STUDY

7'9" (2.36m) x 7'6" (2.29m)

#### PRINCIPAL BEDROOM SUITE

13'2" (4.01m) x 21'2" (6.45m) including dressing area

#### EN-SUITE BATHROOM

#### BEDROOM 2

14'6" (4.42m) x 10'10" (3.3m) plus depth of fitted wardrobe cupboards

#### BEDROOM 3

10'9" (3.28m) x 10'2" (3.1m)

#### BEDROOM 4

10'6" (3.2m) x 8'8" (2.64m) plus door recess

#### FAMILY BATHROOM

#### OUTSIDE:

#### GARDENS FRONT & REAR

#### DOUBLE GARAGE

#### COUNCIL TAX:

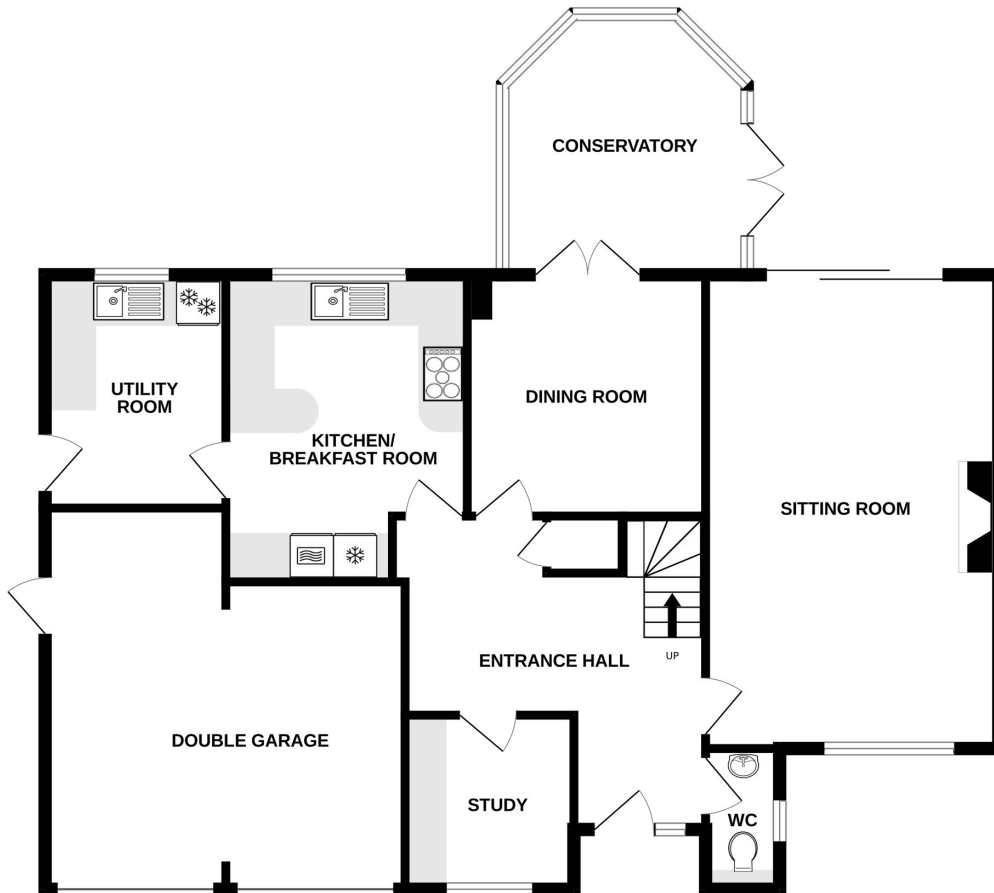
Band 'G'

#### EPC:

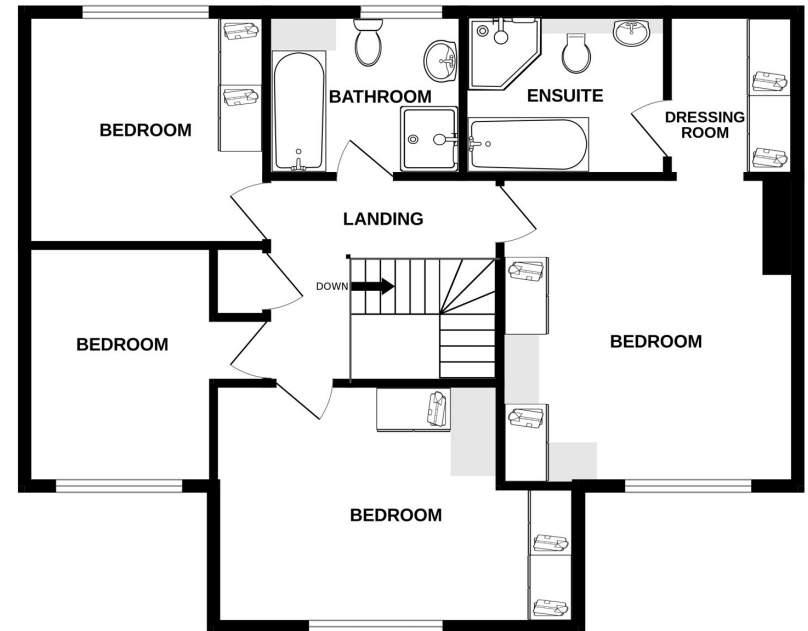
to be confirmed



GROUND FLOOR  
1181 sq.ft. (109.7 sq.m.) approx.



1ST FLOOR  
814 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA : 1995 sq.ft. (185.3 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 fixtures, fittings and appliances shown have not been tested and no guarantee is given.

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.

**Leaper Stanbrook**

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

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

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

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





4 Badgers Brow, Willingdon, Eastbourne, BN20 9EE

Price £750,000 | Freehold

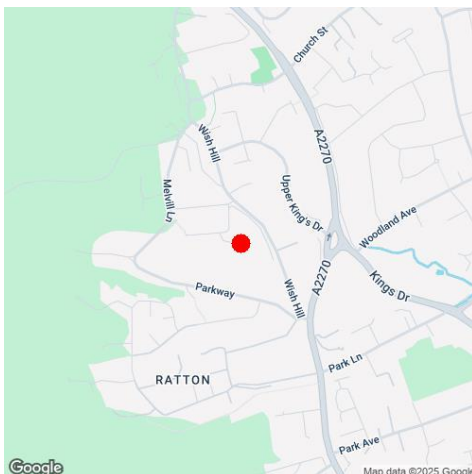
**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962



Available with no onward chain- A beautifully appointed detached residence with four double bedrooms forming part of a small and exclusive development of executive style houses constructed some 20 years ago in the heart of Willingdon village. The house has been the subject of much improvement over very recent years and is appointed and presented for sale in excellent decorative condition. The ground floor accommodation is set around an impressive and welcoming reception hall, and includes a beautifully fitted kitchen/breakfast room with a comprehensive range of sleek wall and base units beneath corian work surfaces incorporating a breakfast bar. Integrated Neff appliances include a double oven, induction hob, dishwasher and fridge, whilst the adjacent utility room has a microwave and plumbing for a washing machine and tumble dryer. There are three reception rooms comprising a beautifully light 21' x 13' dual aspect sitting room, a dining room leading to the double glazed conservatory and a study. Three of the four bedrooms have fitted wardrobes with the principal bedroom suite having a dressing area and re-fitted bathroom with both a bath and shower cubicle. The family bathroom also has both a bath and shower cubicle. The house is set within manageable gardens that are principally laid to lawn and enjoy considerable privacy whilst other benefits include a double garage, gas central heating and sealed unit double glazing. Enjoying a highly desirable residential location, the house is within a few hundred yards of the Willingdon Village amenities including two public houses, and a post office, whilst there is immediate access to The South Downs National Park. Eastbourne town centre and railway station are approximately 2.5 miles away.







### At a Glance:

- Beautifully appointed and presented throughout
- Four double bedrooms
- Three reception rooms and conservatory
- Recently re-fitted kitchen with integrated Neff appliances
- Two bathrooms both with bath and shower cubicles
- Double garage
- Gas central heating
- Sealed unit double glazing
- Secluded rear garden
- No onward chain

### Accommodation:

#### RECEPTION HALL

#### CLOAKROOM / WC

#### SITTING ROOM

21'0" (6.4m) x 13'0" (3.96m)

#### DINING ROOM

10'10" (3.3m) x 10'6" (3.2m)

#### CONSERVATORY

12'6" (3.81m) x 11'9" (3.58m)

#### KITCHEN

11'9" (3.58m) x 10'8" (3.25m)

#### UTILITY ROOM

8'6" (2.59m) x 7'10" (2.39m)

#### STUDY

7'9" (2.36m) x 7'6" (2.29m)

#### PRINCIPAL BEDROOM SUITE

13'2" (4.01m) x 21'2" (6.45m) including dressing area

#### EN-SUITE BATHROOM

#### BEDROOM 2

14'6" (4.42m) x 10'10" (3.3m) plus depth of fitted wardrobe cupboards

#### BEDROOM 3

10'9" (3.28m) x 10'2" (3.1m)

#### BEDROOM 4

10'6" (3.2m) x 8'8" (2.64m) plus door recess

#### FAMILY BATHROOM

#### OUTSIDE:

#### GARDENS FRONT & REAR

#### DOUBLE GARAGE

#### COUNCIL TAX:

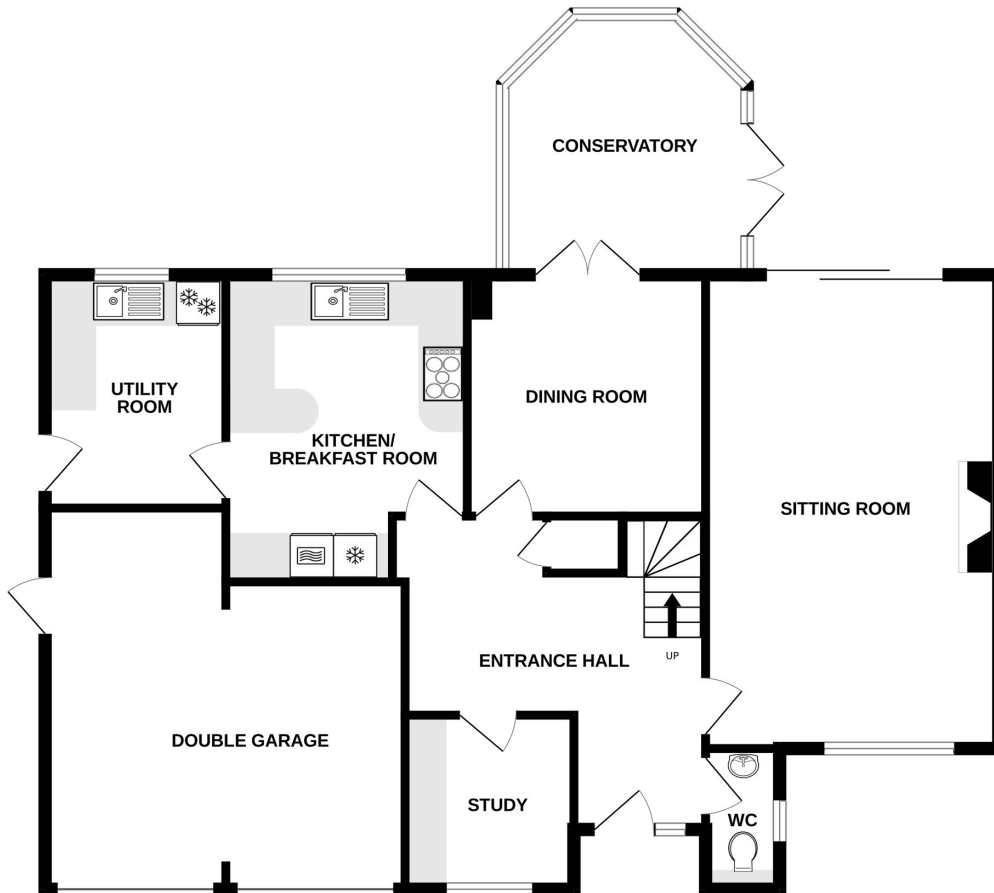
Band 'G'

#### EPC:

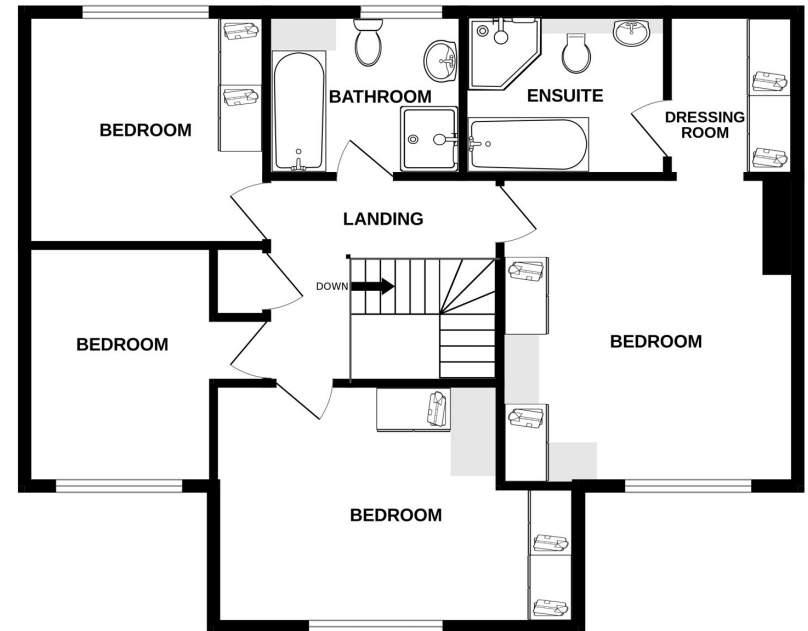
to be confirmed



GROUND FLOOR  
1181 sq.ft. (109.7 sq.m.) approx.



1ST FLOOR  
814 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA : 1995 sq.ft. (185.3 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 fixtures, fittings and appliances shown have not been tested and no guarantee is given.

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.

**Leaper Stanbrook**

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

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

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

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