



Flat 1, 47 Willingdon Road, Eastbourne, BN21 1TN

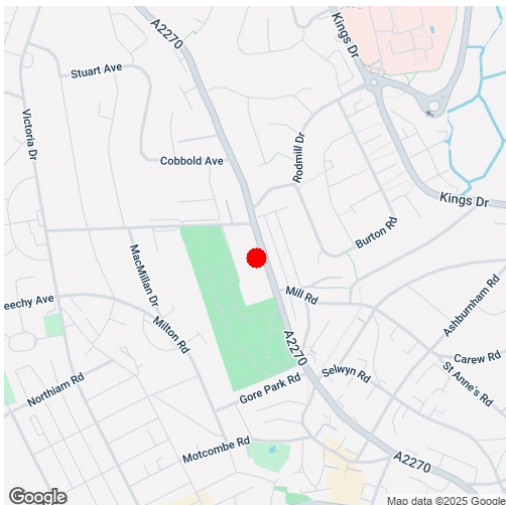
Price £425,000 | Share of Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A stunning and beautifully presented two/three bedroom flat on the borders of Old Town and Willingdon boasting a private entrance and an excellent size private rear garden. This delightful property has been extensively modernised by the current owners and now enjoys accommodation comprising private entrance, large entrance hall, sitting room, modern kitchen/breakfast room overlooking rear garden with a comprehensive range of matching wall and base units in addition to a variety of integral appliances, two excellent size double bedrooms plus a study/3rd bedroom. There is a modern contemporary bathroom with suite comprising panelled bath, separate shower room, wash hand basin and wc. A particular feature of this property is the great size secluded rear garden which is mainly laid to lawn with area of patio and a variety of plants, shrubs and trees. The property also owns the front garden. There is the convenience of a cellar providing storage and additional benefits include double glazing and gas central heating.





At a Glance:

- Beautifully presented two/three bedroom ground floor flat
- Private front and rear gardens
- Old Town/Upperton borders
- Recently fitted kitchen/breakfast room
- Stunning bathroom
- Cellar
- Private entrance
- Study/3rd bedroom
- Share of freehold
- Double glazed and gas central heating

Accommodation:

PRIVATE ENTRANCE

PRIVATE ENTRANCE HALL

SITTING ROOM

16'8" (5.08m) x 12'6" (3.81m)

KITCHEN/BREAKFAST ROOM

19'3" (5.87m) x 8'8" (2.64m)

BEDROOM ONE

17'1" (5.21m) Max x 10'10" (3.3m)

BEDROOM TWO

11'4" (3.45m) x 7'7" (2.31m)

STUDY/BEDROOM THREE

7'5" (2.26m) x 6'8" (2.03m)

BATHROOM

CELLAR ROOM ONE

13'0" (3.96m) x 10'3" (3.12m)

CELLAR ROOM TWO

10'2" (3.1m) x 6'1" (1.85m)

PRIVATE FRONT AND REAR GARDENS

MAINTENANCE CHARGE

Third share as and when required

LEASE

958 years remaining

SHARE OF FREEHOLD

EPC

C

COUNCIL TAX

B

PETS

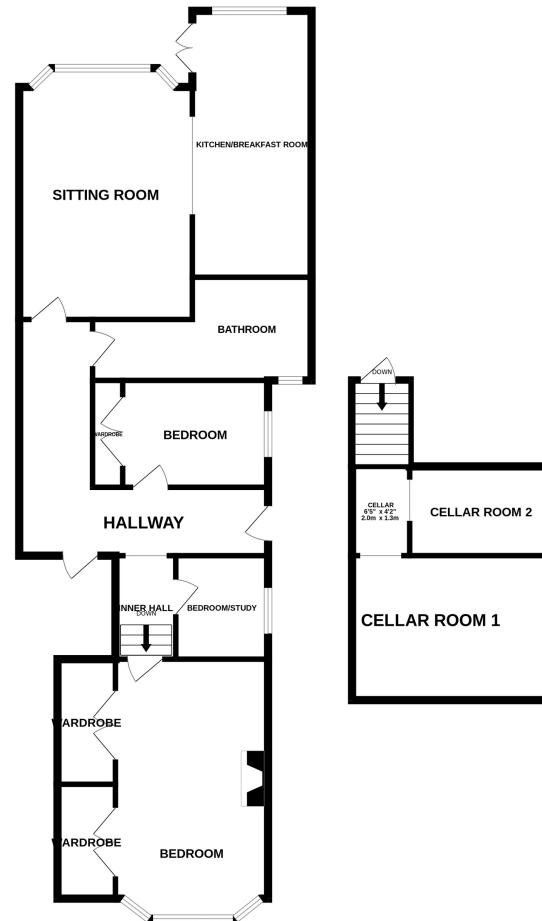
Allowed

LETTING

Allowed



GROUND 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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