



50 Church Street, Eastbourne, BN22 0JA

Price £775,000 | Freehold

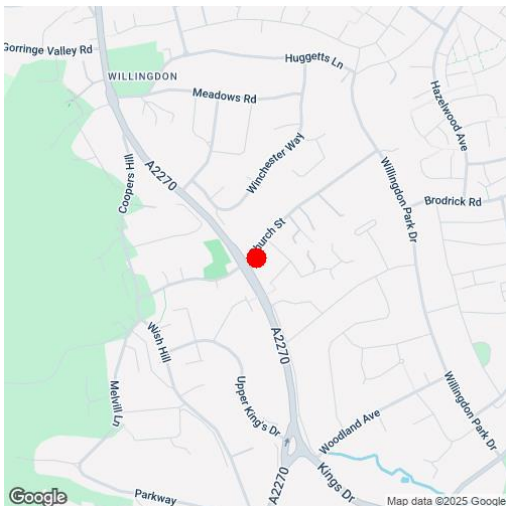
**LS** Leaper  
Stanbrook

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A magnificent and exceptionally spacious four bedroom semi-detached period house presented to an impeccable standard located in the sought after Willingdon Village. This wonderful property boasts a number of features and benefits and enjoys accommodation arranged over three floors comprising entrance porch, large entrance hall, sitting room with doors leading to the rear garden, spacious kitchen/breakfast room with a comprehensive range of work surface with matching wall and base units, dining room/tv room, conservatory, downstairs wc, first floor landing where there are three great size bedrooms, one of which boasts a contemporary en-suite shower room plus walk in dressing room, the modern and stylish family bathroom is also located on this floor. Stairs rise from the first floor landing to the second floor where there is a further double bedroom enjoying stunning views across Eastbourne towards the sea. A particular feature is the gorgeous and extensive rear garden being mainly laid to lawn and with large area of patio, decking, outdoor kitchen/bar and a garden office with air conditioning, heating and superfast fibre broadband. To the front there is a large driveway providing off road parking for several vehicles. The property has the benefit of an EV charging point, water softener, and there is under floor heating in the kitchen, sitting room and bathrooms. Additional benefits include gas boiler and radiators. The property is conveniently located in Willingdon Village close to St Mary's Church, great pubs, a cafe and a Thai restaurant. Eastbourne town centre and train station are approximately three miles away, Polegate and Hampden Park stations are within easy reach. An internal viewing is highly recommended to appreciate the many merits of this fine property.







### At a Glance:

- Stunning four bedroom family home
- Popular Willingdon Village
- Gorgeous rear garden with garden office
- Kitchen/breakfast room
- Sitting room
- Dining room/tv room
- Conservatory
- Family bathroom, en-suite shower room plus downstairs wc
- Driveway for several vehicles plus EV charging point
- Beautifully presented throughout

### Accommodation:

#### ENTRANCE PORCH

#### ENTRANCE HALL

#### SITTING ROOM

18'9" (5.72m) x 12'7" (3.84m)

#### DINING ROOM / TV ROOM

12'9" (3.89m) x 10'5" (3.18m)

#### CONSERVATORY

12'9" (3.89m) x 9'4" (2.84m)

#### KITCHEN / BREAKFAST ROOM

18'2" (5.54m) Max x 18'2" (5.54m) Max

#### DOWNSTAIRS WC

#### FIRST FLOOR LANDING

#### BEDROOM 1

13'5" (4.09m) x 12'9" (3.89m)

#### EN-SUITE SHOWER ROOM

#### DRESSING ROOM

#### BEDROOM 2

18'1" (5.51m) x 11'6" (3.51m)

#### BEDROOM 3

13'5" (4.09m) x 12'9" (3.89m)

#### FAMILY BATHROOM

#### SECOND FLOOR LANDING

#### BEDROOM 4

13'0" (3.96m) x 10'6" (3.2m)

#### OUTSIDE:

#### DRIVEWAY FOR SEVERAL VEHICLES

#### REAR GARDEN

#### GARDEN OFFICE

#### COUNCIL TAX:

Band 'E'

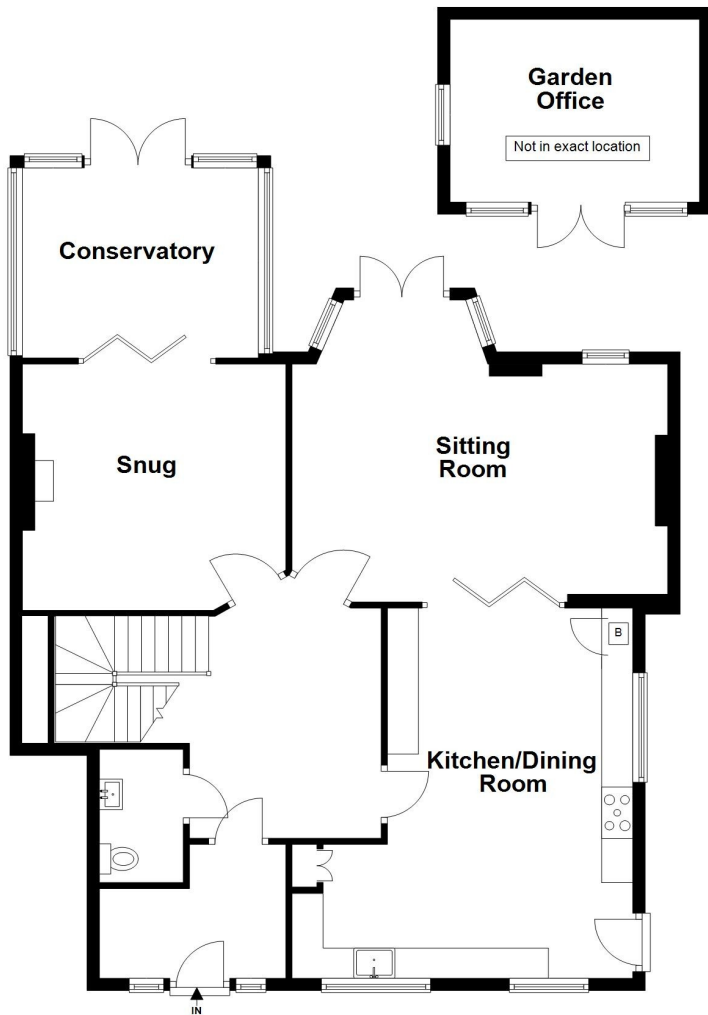
#### EPC:

C



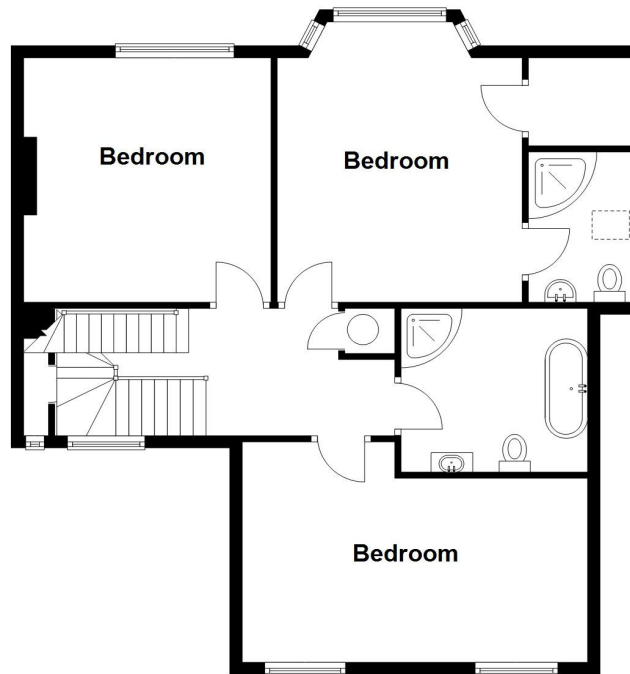
### Ground Floor

Approx. 123.7 sq. metres (1331.0 sq. feet)



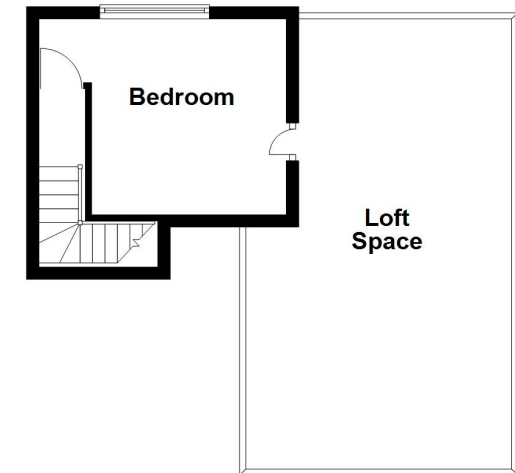
### First Floor

Approx. 81.6 sq. metres (878.7 sq. feet)



### Second Floor

Approx. 14.5 sq. metres (156.1 sq. feet)



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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.

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