



80 Church Street, Eastbourne, BN22 0HX

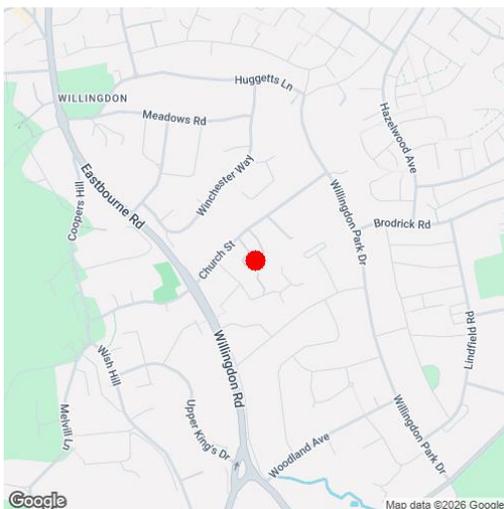
Price £550,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A charming two bedroom detached house boasting an abundance of character located in the much sought after Willingdon village. This delightful property boasts a number of attractive features and enjoys accommodation comprising entrance porch, entrance hall, spacious sitting room opening to a pleasant dining room, there is a good size kitchen with range of matching wall and base units along with areas of work surface, a breakfast room, a useful study/office and a cloakroom/wc. Stairs rise from the entrance hall to the first floor landing where there are two bedrooms in addition to a Jack and Jill bathroom which serves both of the bedrooms, the bathroom has a suite comprising panelled bath, independent shower cubicle, wash hand basin and low level wc. The property is set within attractive gardens to the front, side and rear and there is the benefit of a detached garage and off parking to the rear. The property is located in Church Street, Willingdon which provides easy access to the South Downs and close to St Marys Church and a number of pubs, cafes and restaurants.





At a Glance:

- Two bedroom character detached house
- Charming features
- Sitting room
- Dining room
- Kitchen with adjoining breakfast room
- Bathroom plus ground floor wc
- Study/office
- Attractive gardens to front, side and rear
- Garage and off road parking
- Popular Willingdon Village

Accommodation:

ENTRANCE PORCH

ENTRANCE HALL

SITTING ROOM

22'5" (6.83m) x 10'0" (3.05m) Max

DINING ROOM

12'1" (3.68m) x 10'6" (3.2m)

STUDY

7'0" (2.13m) x 6'2" (1.88m)

L-SHAPED KITCHEN

13'1" (3.99m) Max x 12'1" (3.68m) Max

BREAKFAST ROOM

7'8" (2.34m) x 5'9" (1.75m)

DOWNSTAIRS WC

FIRST FLOOR LANDING

BEDROOM 1

15'5" (4.7m) x 10'2" (3.1m)

BEDROOM 2

10'10" (3.3m) x 8'5" (2.57m)

JACK & JILL BATHROOM

OUTSIDE:

ATTRACTIVE GARDENS TO THE FRONT, SIDE & REAR

DETACHED GARAGE

OFF-ROAD PARKING TO THE FRONT.

COUNCIL TAX:

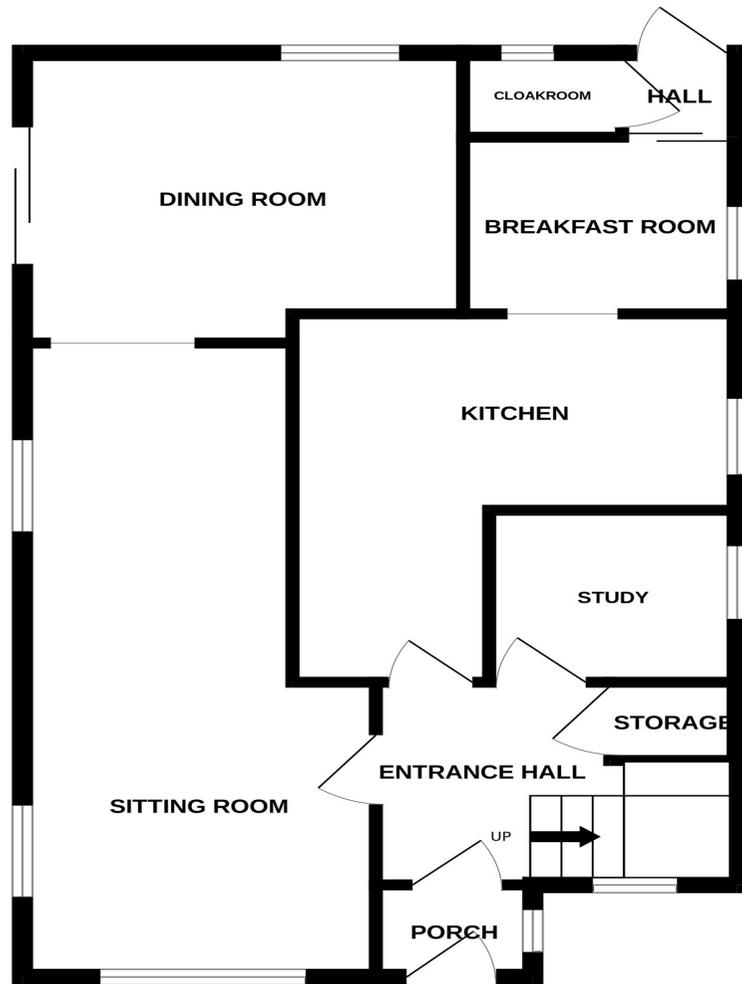
Band "E"

EPC:

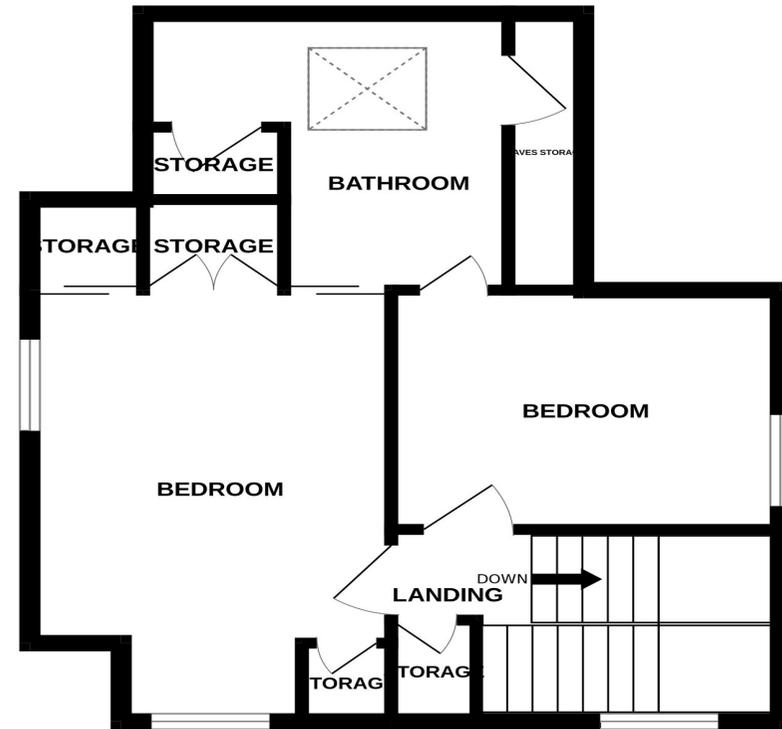
T.B.C.



GROUND FLOOR



1ST FLOOR



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.



5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

website
www.leaperstanbrook.co.uk

email
sales@leaperstanbrook.co.uk