



7 The Hoo, Church Street, Willingdon, Eastbourne, BN20 9HR

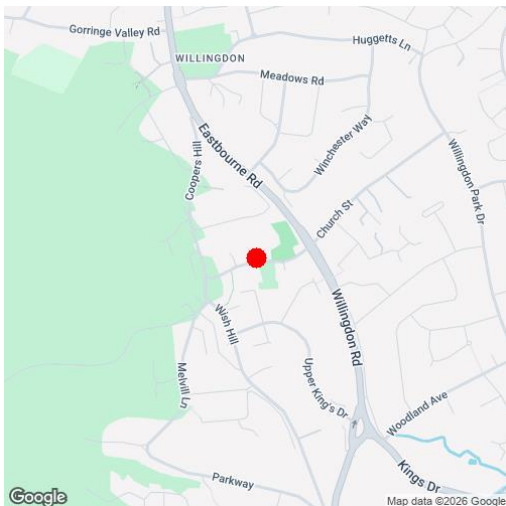
Price £369,000 | Share of Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

A unique opportunity to acquire this spacious three bedroom second floor apartment forming part of this magnificent Grade I listed house designed by the renowned architect Sir Edwin Lutyen and located in the historic and picturesque Willingdon village. 'The Hoo' is situated close to the St Mary's Church in the heart of the village which is flanked by scenic Downland countryside. The village includes two public houses, a cafe, Thai Village restaurant and there is an M&S Simply Food store about 0.3 mile away. Accommodation comprises communal entrance hall, private entrance hall, spacious sitting/dining room with door to a terrace which boasts stunning views across the communal gardens and towards the South Downs as well across rooftops with distant views of the sea. There is a well appointed kitchen in addition to a bathroom/WC. The communal gardens at The Hoo are a particular feature of the property and lie on the southern side of the house. The gardens are enclosed by lovely old flint and brick walls and have been beautifully planted and landscaped over the years with numerous well stocked borders. There is a large lawn with two flint and tile pavilions, beyond which are two wide stone paved flights of steps lead down to a lower garden with a pretty ornamental pond and wide gravel path. To the far end of the path there is a kitchen garden area and a gate gives access to the property's single garage which is approached from Hoo Gardens. The property has the benefit of modern electric heating and a share of the freehold.





## At a Glance:

- Magnificent three bedroom apartment
- Historic detached Grade I listed building
- Renowned Architect designed
- Stunning communal gardens
- Garage
- Share of the Freehold
- Terrace
- Lovely views towards the South Downs and across rooftops towards the sea
- Close to local amenities, pubs, cafe and restaurants
- Modern electric heating

### Accommodation:

COMMUNAL ENTRANCE HALL

STAIRS TO ALL FLOORS

PRIVATE ENTRANCE HALL

SITTING / DINING ROOM  
19'9" (6.02m) Max x 16'1" (4.9m)

BALCONY  
with stunning views over communal gardens and across to the sea

KITCHEN  
11'3" (3.43m) x 8'7" (2.62m)

BEDROOM 1  
16'0" (4.88m) x 12'0" (3.66m)

BEDROOM 2  
12'7" (3.84m) x 12'1" (3.68m)

BEDROOM 3  
12'2" (3.71m) x 10'9" (3.28m)

BATHROOM

OUTSIDE:

GARAGE  
located in a block accessed via the rear

STUNNING COMMUNAL GARDENS

LEASE:  
372 years remaining (Share of Freehold)

MAINTENANCE:  
£375 per month

GROUND RENT:  
nil

PETS:  
allowed

LETTING:  
allowed - long term only, no holiday lets

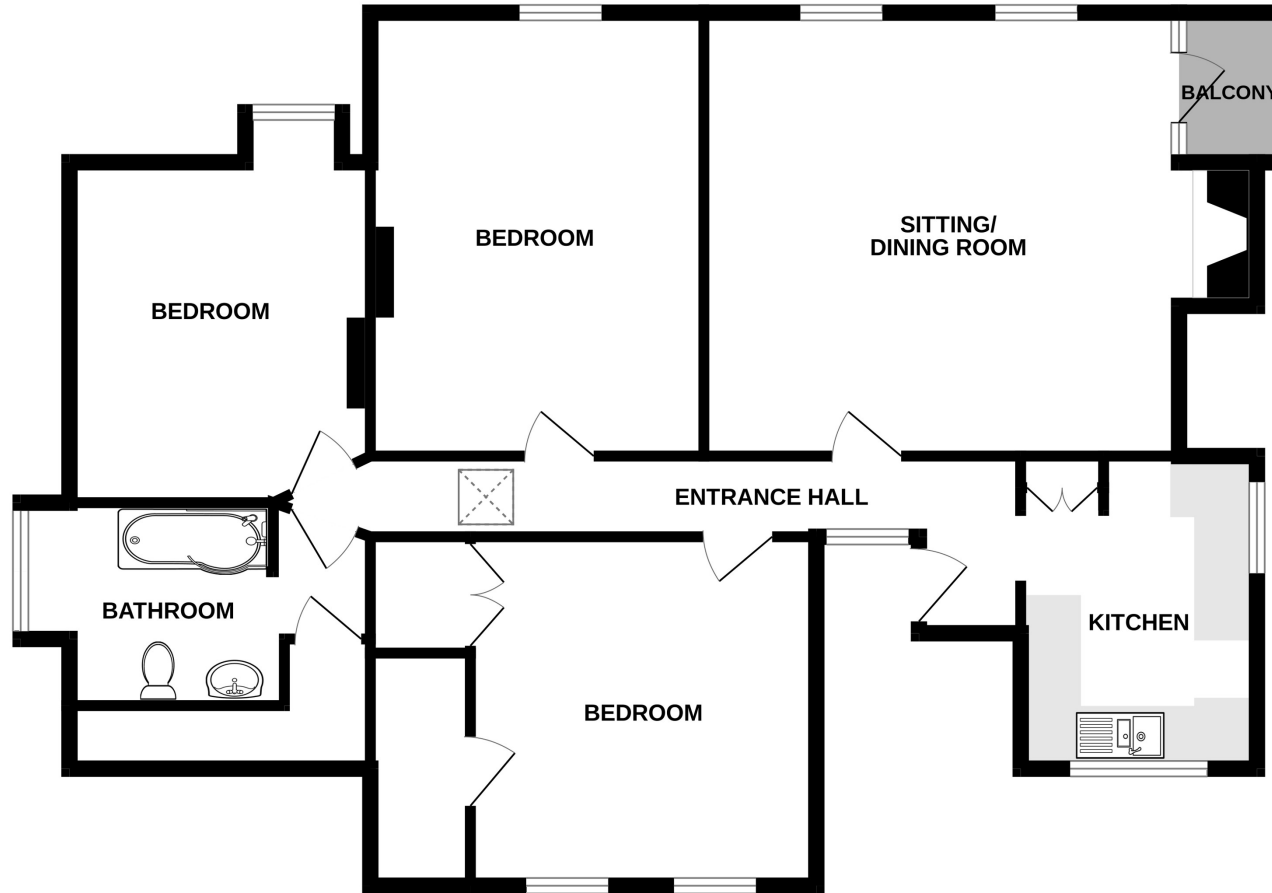
COUNCIL TAX:  
Band `C`

EPC:  
`E`

(All details concerning the terms of the Lease & outgoings are subject to verification)



2ND FLOOR  
1101 sq.ft. (102.3 sq.m.) approx.



TOTAL FLOOR AREA : 1101 sq.ft. (102.3 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 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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