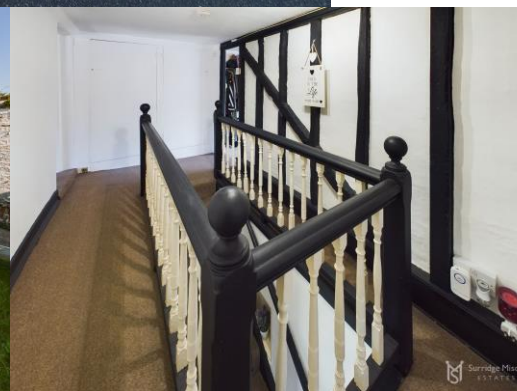




Surridge Mison Estates are delighted to take instruction for one of Willingdon's most treasured buildings, The Old Willingdon Post Office. Steeped in history, this iconic 16th century, Grade II Listed building is at the centre of Willingdon Village, which is currently the village shop and Post Office, was originally a bakery with tea-room. It would be wonderful to find a buyer to carry on the post office and develop further income from the village shop (perhaps also develop the barn and garage building behind too) plus the spacious three bedroom accommodation that comes with the building. Subject to change of use, if the buyer so wishes, the building would make a very special residential dwelling with some sympathetic re-working of the interior. This really is a rare opportunity for buyers with vision and an appreciation of fine old buildings.

Guide Price £550,000 to £575,000
Tenure Freehold
Chain Free



116 Willingdon Road, Willingdon Village, Eastbourne, East Sussex, BN20 9HL



Retail

Shop - 8.56m x 2.79m (28'1" x 9'2")

Door to front. Bay windows to both fronts. Beamed ceiling. Door to:

Accommodation

Inner Hallway

Radiator. Stairs leading to first floor. Store Cupboard.

Sitting Room - 3.48m x 3.43m (11'5" x 11'3")

Steps leading down from inner hallway. Glazed door leading to rear garden with glazed windows. Fireplace with brick surround. Radiator. Carpet flooring.

Dining Room - 3.35m x 3.33m (11'0" x 10'11")

Steps leading down from inner hallway. Glazed window to rear. Radiator. Laminate flooring.

Kitchen - 2.79m x 1.57m (9'2" x 5'2")

Steps leading down from inner hallway. Double aspect room with glazed window to rear and glazed door to side. Partially tiled walls and laminate flooring. Radiator. Wall mounted Glow Worm boiler. Fully fitted with a range of shaker style white wall and base units with space for cooker. Work surfaces with inset stainless steel sink and drainer unit.

First Floor Landing

Two built in cupboards. Galleried landing.

Bedroom One - 4.42m x 2.69m (14'6" x 8'10")

Glazed window to front. Radiator. Carpet flooring.

Bedroom Two - 3.56m x 3.51m (11'8" x 11'6")

Glazed window to rear. Radiator. Carpet flooring.

Bedroom Three - 3.71m x 2.69m (12'2" x 8'10")

Glazed window to front. Radiator. Carpet flooring. Built in wardrobes.

Bathroom

Glazed window to rear. Partially tiled walls and laminate flooring. Airing cupboard. Radiator. White suite comprising of bath with mixer taps, wash hand basin and W.C.

Separate WC

Glazed window to rear. Wash hand basin with tiled splashback and W.C.

Outside

Barn - 4.32m x 3.48m (14'2" x 11'5")

Triple aspect with windows to front, side and rear. Door to garage.

Garage - 5.18m x 3.96m (17'0" x 13'0")

Twin doors.

Rear Garden

Mainly laid to lawn with brick paved yard. Wall surround. Flower beds. Gated side access.

Gated Driveway

Council Tax Band B With Eastbourne Borough Council.

Utilities

This property has the following utilities:

Water Mains

Drainage Mains

Gas Mains

Electricity Mains

Primary Heating Gas central heating system

Solar Power None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



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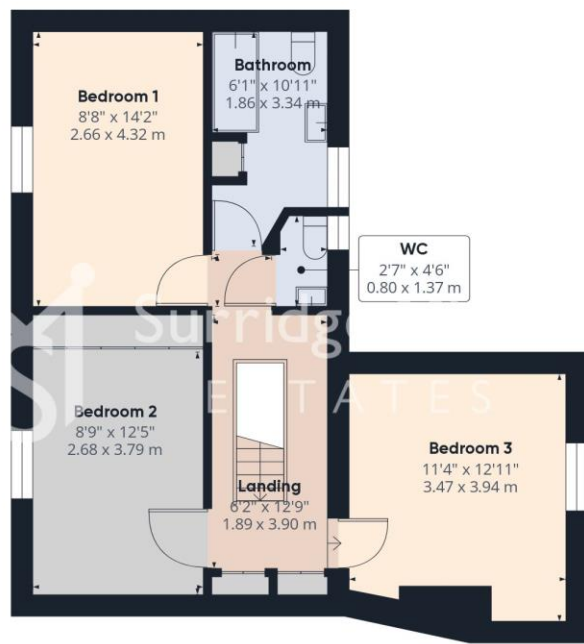
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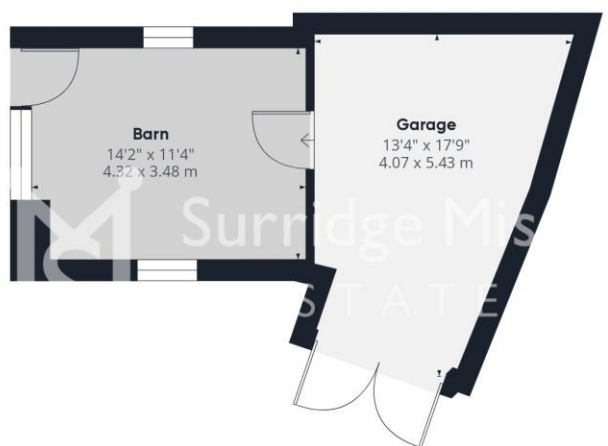
Company Registration Number 14506438



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1518.46 ft²
141.07 m²

Reduced headroom
2.91 ft²
0.27 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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