



A very attractive Queen Anne inspired five bedroom detached residence in wonderful Willingdon Village. This highly desirable and individually styled family house has been extended to provide a modern spacious living space opening onto a long westerly garden. Flexible and well-presented accommodation is laid out over three floors and includes ground floor WC, first floor luxury shower room and top floor family bathroom. The ground floor features a welcoming reception hall, family room, spacious fitted kitchen and a stunning 'L' shaped living and dining space with skylights and wood burning stove.

**Guide Price £795,000 to £820,000**  
**Tenure Freehold**



Fincham House, 19 Upper Kings Drive, Willingdon Village, Eastbourne, East Sussex, BN20 9AN





**Reception Hall - 3.91m x 2.51m (12'10" x 8'3")**

Double glazed door to front. Wooden parquet flooring. Two radiators. Coving. Stairs leading to first floor.

**Cloakroom/WC**

Wash hand basin set within vanity unit. W.C.

**Living Room - 7.34m x 4.29m (24'1" x 14'1")**

Two double glazed windows to rear and two skylights. Wood burning stove. Radiator.

**Dining Area - 4.6m x 4.24m (15'1" x 13'11")**

French doors leading to rear and skylight. Vertical radiator. Inset spotlights. Built in seating area with storage below.

**Family Room - 5.46m x 3.33m (17'11" x 10'11")**

Double glazed sash window to front. Parquet flooring. Fireplace. Two radiators.

**Kitchen - 5.46m x 2.95m (17'11" x 9'8")**

Double aspect room with double glazed sash windows to front and side. Tiled flooring. Inset spotlights. Coving. Two radiators. Fully fitted with a range of wall and base units housing integral dishwasher and double electric oven with space and plumbing for washing machine and American style fridge/freezer. Granite work surfaces with inset ceramic sink and drainer unit and 4 burner electric hob.

**First Floor Landing**

Double glazed window to front. Dado rail. Radiator. Stairs leading to second floor.

**Bedroom One - 5.46m x 3.33m (17'11" x 10'11")**

Double aspect room with double glazed windows to front and rear. Two built in wardrobes. Wooden flooring. Coving. Fireplace.

**Shower Room**

Double glazed window to rear. Partially tiled walls and tiled flooring. Inset spotlights. Extractor fan. Gold towel rail. Luxury suite comprising of walk in shower cubicle with rainfall shower head and handheld shower attachment, wash hand basin set within vanity unit and W.C.

**Bedroom Two - 2.95m x 2.72m (9'8" x 8'11")**

Double glazed window to front. Linen cupboard. Coving. Radiator.

**Bedroom Three - 2.69m x 2.49m (8'10" x 8'2")**

Double glazed window to front. Coving. Radiator.

**Second Floor Landing**

Double glazed window to rear. Built in storage cupboard.

**Bedroom Four - 3.53m x 3.33m (11'7" x 10'11")**

Double glazed window to front. Downlights. Radiator.

**Bedroom Five - 3.51m x 3.25m (11'6" x 10'8")**

Double glazed window to front. Downlights. Radiator. Built in wardrobe allowing access to the boiler.

**Family Bathroom**

Double glazed window to front. Laminate flooring and partially tiled walls. Chrome towel rail. Luxury suite comprising of bath with mixer taps and rainfall shower over with fitted glass screen, wash hand basin set within vanity unit and W.C.

**Front Garden**

Large front garden being laid to lawn with gated side access.

**Driveway**

Block paved driveway allowing for off road parking.

**Garage**

Single garage with up & over door. Personal door to rear.

**Rear Garden**

South westerly facing garden measuring approx 100ft. Mainly laid to lawn with patio area. Fencing surrounds with flower borders, shrubs and hedges. Large summerhouse and shed.

**Council Tax** Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.gov.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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Floor 0



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

1856.77 ft<sup>2</sup>

172.5 m<sup>2</sup>

**Reduced headroom**

82.21 ft<sup>2</sup>

7.64 m<sup>2</sup>

(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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