



A unique Chain Free offering in a stunning Willingdon Village setting, overlooking the parish church and with the glorious South Downs at the end of the road. Circa 1900 three bedroom semi-detached house with a deep 'L' shaped plot featuring a long rear driveway and double garage. A much loved family home with charming character and great scope to now modernise in certain areas. Accommodation includes bay fronted dining room, spacious living room opening onto the sunny garden, farmhouse style kitchen with utility room off and a useful ground floor WC. With three double bedrooms and a sizeable bathroom to the first floor. Viewing recommended by the vendor's sole agent.

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



Ground Floor

Entrance Hall

Door to front with double glazed window to front. Radiator.

Cloakroom WC

Double glazed window to front. Partially tiled walls. Wash hand basin and W.C.

Living Room - 5.36m x 3.63m (17'7" x 11'11")

Double glazed French doors leading to rear garden with windows to the side. Fireplace with brick surround. Wall lights. Carpet flooring.

Dining Room - 4.32m x 3.63m (14'2" x 11'11")

Double glazed bay window to front. Fireplace. Carpet flooring. Coving.

Utility Room - 3.43m x 2.11m (11'3" x 6'11")

Double glazed windows to rear and side and double glazed door to side. Partially tiled walls and tiled flooring. Fitted with a range of base units with space and plumbing for dishwasher and washing machine. Work surfaces with inset stainless steel sink and drainer unit.

Kitchen/Breakfast Room - 4.09m x 3.02m (13'5" x 9'11")

Double glazed window to side. Partially tiled walls and carpet flooring. Larder cupboard. Radiator. Boiler. Coving. Fitted with a dresser unit. Work surfaces with inset double stainless steel sink and drainer unit and 8 burner Stoves cooker.

First Floor

Landing

Double glazed feature window to side. Loft access. Picture rail. Radiator.

Bedroom One - 3.63m x 3.35m (11'11" x 11'0")

Double glazed window to front. Fitted mirror fronted wardrobes. Picture rail. Radiator.

Bedroom Two - 4.11m x 2.69m (13'6" x 8'10")

Double glazed window to rear. Fitted wardrobes. Airing cupboard. Picture rail.

Bedroom Three - 3.35m x 3.25m (11'0" x 10'8")

Double glazed window to rear. Built in wardrobes.

Bathroom

Double glazed window to front. Partially tiled walls and carpet flooring. Radiator. Fitted with a coloured suite comprising of corner bath with mixer taps and handheld shower attachment, wash hand basin and W.C.

Outside

Front Garden

Gated with flint wall surround. Mainly laid to lawn with mature shrubs. Side access.

Rear Garden

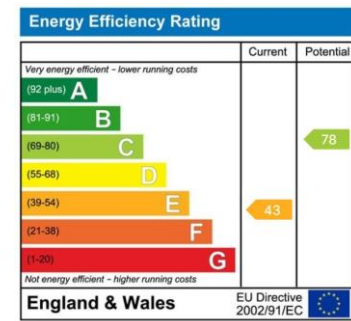
Large garden being mainly laid to lawn with patio area. Mature trees. Large garden room.

Driveway

Leading from Church Street next to the Village Hall. A long driveway leading to the garage.

Double Garage

Up & over door. Next to gate into back garden.



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.



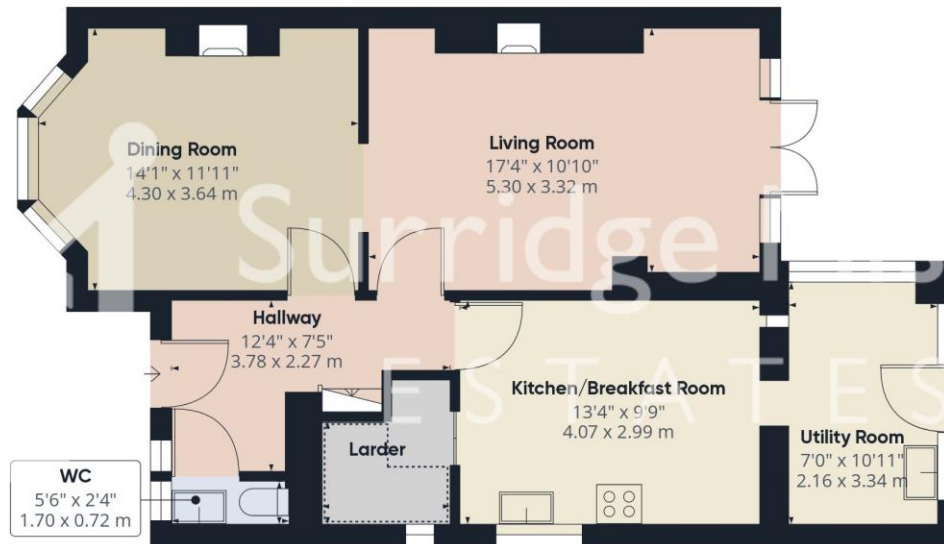
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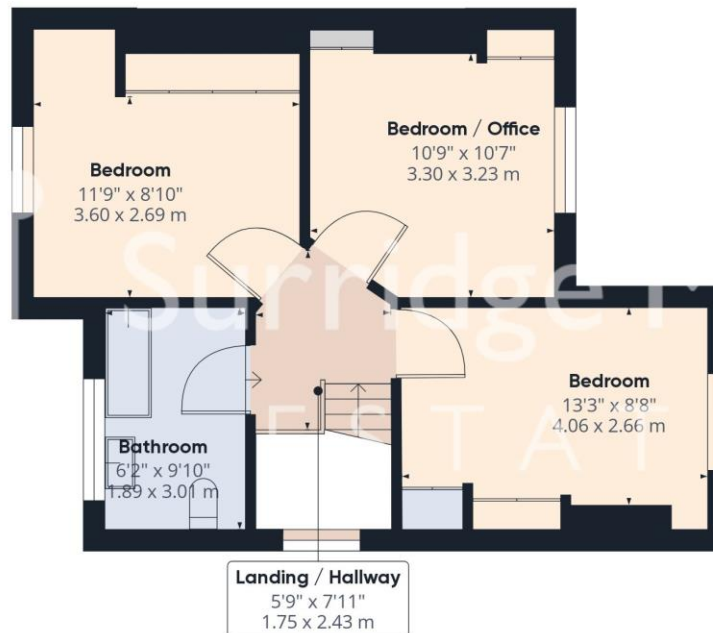
www.surridgemison.com

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Company Registration Number 14506438



Floor 0



Floor 1

Approximate total area⁽¹⁾

1154.2 ft²

107.23 m²

Reduced headroom

22.28 ft²

2.07 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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

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