



Escape to your own piece of paradise in beautiful Willingdon, Eastbourne. This charming three bedroom detached bungalow offers tranquility and serenity, with views of The South Downs National Park right on your doorstep.

Imagine taking leisurely strolls through the countryside, soaking up the natural beauty around you. Situated in a quiet cul-de-sac, this property boasts a secluded garden perfect for enjoying the peace and quiet.

**Price £499,950**

**Tenure Freehold**

**\*DRAFT BROCHURE TO BE APPROVED BY VENDOR\***



25 Combe Rise, Willingdon, Eastbourne, East Sussex, BN20 9LN

**Surridge Mison**  
ESTATES



Inside, you'll find a modern kitchen with a bright conservatory area, perfect for enjoying your morning cuppa. The spacious living room opens up to a dining area, ideal for entertaining family and friends. For those looking to explore, this property is conveniently located on the edge of a seaside town, with easy access to the national park. Local shops and pubs are just a stone's throw away, offering convenience and a sense of community. Parking is a breeze with a long driveway and an impressive tandem garage, while the sunny garden provides a peaceful retreat to bask in the sunshine.

#### Entrance Porch

Wood flooring. Double Glazed front door and window to side. Downlights. Radiator.

#### Hallway

Airing cupboard. Hatch to loft space with pull down ladder and light. Coving. Radiator. Laminate flooring.

#### Living Room - 4.27m x 3.91m (14'0" x 12'10")

Electric fire suite. Wall lights. Coving. Radiator. Open plan to:

#### Dining Area - 3.2m x 3m (10'6" x 9'10")

Double glazed double doors to garden plus a window to side. Door to conservatory area. Radiator. Coving.

#### Kitchen - 3.53m x 2.82m (11'7" x 9'3")

Fitted with a matching range of high gloss wall and base units, with solid wood work surfaces. Sink unit with mixer tap and drainer. Spaces for washing machine, tumble dryer and American style fridge. Integrated Neff appliances include dishwasher, induction hob, extractor hood and electric oven.

#### Conservatory Area - 2.92m x 1.83m (9'7" x 6'0")

Wood flooring. Open plan to kitchen. Double glazed windows and double doors to sun deck.

#### Bedroom One - 3.94m x 3.48m (12'11" x 11'5")

Double glazed window to front. Coving. Radiator.

#### Bedroom Two - 3.45m x 2.74m (11'4" x 9'0")

Double glazed window to side. Coving. Radiator.

#### Bedroom Three - 2.72m x 2.46m (8'11" x 8'1")

Double glazed window to front. Coving. Radiator.

#### Bathroom

White suite comprises WC, basin set into vanity unit, shower bath with glass screen and thermostatic Mira shower. Heated towel rail. Tiled walls and flooring. Obscured double glazed window to side.

#### Additional WC

Flush WC. Obscure double glazed window to side.

#### Tandem Garage - 8.59m x 3.4m (28'2" x 11'2")

Up and over door. Power. Light. Personal door to rear.

#### Front Garden

Long block paved driveway for multiple parking. Gate to back garden. Lawned front garden with borders and a selection of shrubs.

#### Back Garden

Secluded and sunny garden with views of The Downs. Mostly laid to lawn with sun deck and further paved patio. Timber fencing. Borders and shrubs.

#### Council Tax

Band D with Wealden District Council.

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

**ENERGY  
RATING  
TBC**

#### 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.



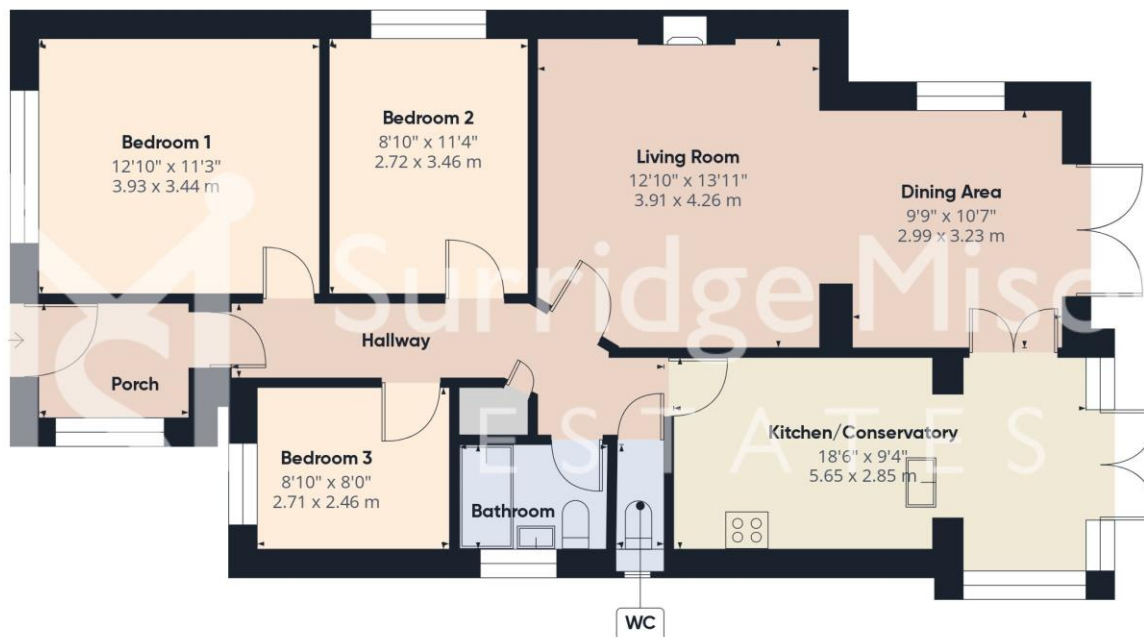
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Floor 0 Building 1

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

1267 ft<sup>2</sup>

117.7 m<sup>2</sup>



Floor 0 Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



