



A charming and beautifully presented three bedroom detached house of character and individuality, set within delightfully landscaped south/west facing gardens on a private road in Willingdon Village.

Croft Cottage has been lovingly modernised by the current owners whilst retaining charming characterful features, and will make an ideal home for anyone looking for a slice of luxury within a peaceful setting.

Guide Price £675,000 to £700,000
Tenure Freehold



3 Upper Wish Hill, Willingdon Village, Eastbourne, East Sussex, BN20 9HB

There is an entrance vestibule with built in storage leading to the hallway with a personal door to the integral garage and handy cloakroom. The lounge is double aspect making for a bright space with a feature fireplace. The kitchen/diner is the heart of the home and has been beautifully refitted with contrasting units, with integral appliances to include Neff ovens, microwave, drinks fridge, fridge, freezer, dishwasher and Neff coffee machine. The dining area leads onto the sunny rear garden.

Upstairs, there are three bedrooms with a further room that would be ideal as a small study or nursery. The bathroom is modern and there is a separate W.C.

Outside, the beautifully landscaped rear garden is a peaceful retreat, that is laid to lawn with a paved patio ideal for outdoor dining. The rear garden is also home to a detached studio/gym. To the front is a large block paved driveway and the garage is integral.

Upper Wish Hill boasts individual houses within the heart of Willingdon Village, providing easy access to The South Downs National Park with two popular Public Houses, a post office and other amenities within a few hundred yards.

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Entrance Vestibule

Wooden door to front. Built in cupboard. Fitted matting. Glazed door leading to entrance hall.

Hallway

Personal door to garage. Radiator. Stairs leading to first floor. Laminate flooring. Steps leading down to cloakroom.

Cloakroom W.C.

Feature glazed window to front. Radiator. Wash hand basin with tiled splashback and W.C.

Through Lounge - 4.83m x 3.63m (15'10" x 11'11")

Double aspect room with double glazed windows to front and rear. Open fireplace with inset bio ethanol stove – not included in the sale. Feature timber beams. Laminate flooring. Radiator.

Kitchen/Diner - 5.59m x 3.12m (18'4" x 10'3")

Dining Area- Double glazed door and two windows to rear. Modern tall radiator. Laminate flooring.

Kitchen- Double aspect room with double glazed window to rear and Casement door to side. Laminate flooring. Upstands. Inset spotlights. Fully fitted with a range of modern shaker style wall and base units, housing integral fridge/freezer, dishwasher, drinks fridge, Neff microwave and Neff coffee machine. Built in eye level double Neff electric oven. Work surfaces with inset sink and drainer unit with mixer tap and 5 burner AEG Induction hob with fitted AEG cooker hood.

First Floor Landing

Two double glazed windows to front. Loft access, with fitted ladder, light and boarding. Built in storage cupboard and airing cupboard. Radiator. Carpeted.

Bedroom One - 4.29m x 3.66m (14'1" x 12'0")

Double aspect room with double glazed windows to front and rear. Built in wardrobes and cupboard. Radiator. Carpeted.

Bedroom Two - 3.3m x 3.15m (10'10" x 10'4")

Double glazed window to rear. Radiator. Alcove with space for washing machine and tumble dryer. Carpeted.

Bedroom Three - 3.1m x 1.96m (10'2" x 6'5")

Double glazed window to rear. Radiator. Carpeted.

Study - 2.18m x 1.17m (7'2" x 3'10")

Double glazed window to front. Carpeted.

Bathroom

Double glazed opaque window to front. Inset spotlights. Modern tall radiator. Modern suite comprising of bath with mixer taps and tiled surround with Triton shower over and handheld shower attachment with fitted glass screen and wash hand basin set within vanity unit.

Double glazed opaque window to side. Radiator. Wash hand basin and W.C.

Integral Garage - 4.8m x 2.46m (15'9" x 8'0")

Single garage with bi-folding door. Double glazed window to side. Power and light. Wall mounted Alpha combi boiler and electric consumer unit. Space and plumbing for washing machine.

Driveway

Large block paved driveway providing ample off road parking.

Front Garden

Laid to lawn, outside power point and gated access to both sides.

Rear Garden

Approx 95ft rear garden being mainly laid to lawn with large patio area. Trees and shrubs. Flower beds.

Studio/Gym - 5.16m x 3.68m (16'11" x 12'1")

Timber building with double glazed windows and French doors. Power and light.

Council Tax Band E with Eastbourne Borough 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.



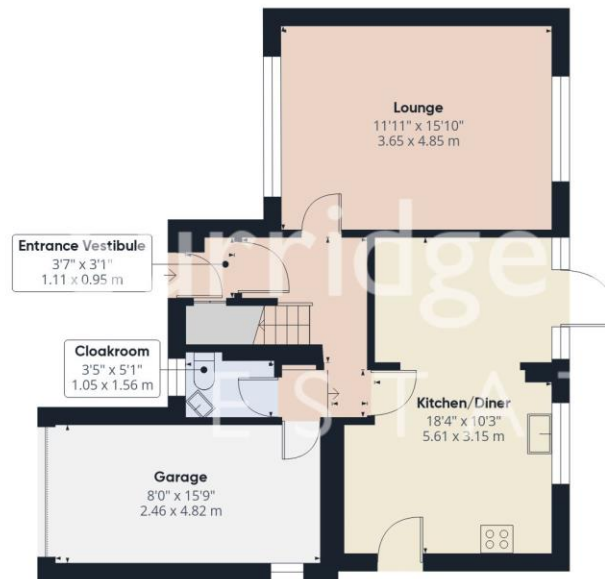
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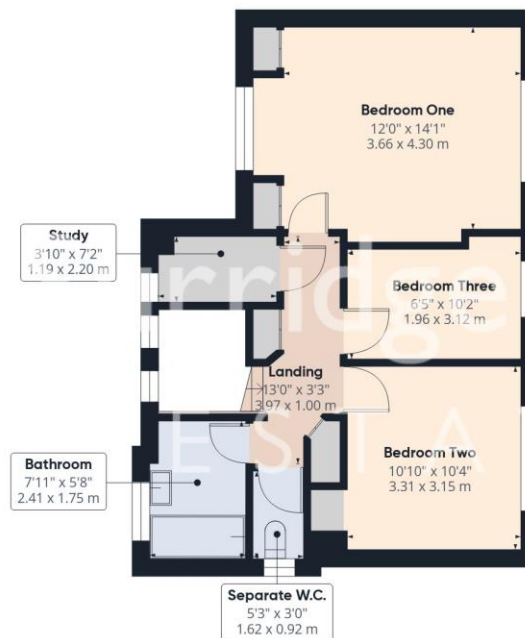


Floor 0 Building 1

Approximate total area⁽¹⁾

1152 ft²

107.2 m²



Floor 1 Building 1

(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.

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