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PROTECTED

PRS Property
Redress
Scheme



97 Wish Hill, Willingdon, Eastbourne, East Sussex, BN20 9HQ

Guide Price £375,000 to £395,000, Freehold



SurrIDGE Mison
ESTATES

Step back in time with this charming Flint cottage, built circa 1790 and exuding character at every turn. Located in the tranquil village of Willingdon, nestled at the foot of the South Downs National Park, this property offers not only a picturesque setting but also easy access to nature's wonders. With two bedrooms, two reception rooms, a delightful kitchen, and a useful garden room (ideal home office), plus a summer house overlooking the private garden, this home is a sanctuary of old-world charm and modern comforts. Gardens to three sides provide ample outside space, perfect for enjoying the peaceful surroundings.

Surrounded by the natural beauty of the South Downs and boasting two excellent local pubs just a stone's throw away, this property truly encapsulates the essence of idyllic village living. Whether you're seeking a peaceful retreat or a peaceful and desirable village lifestyle, this property has it all.

Situated in the charming old world village of Willingdon including 2 pubs, village shop and post office, Thai restaurant and coffee shop. Eastbourne town centre is close by and offers shopping facilities, a range of schools and amenities. There are three train stations local to the property, Eastbourne, Hampden Park & Polegate offering direct links to Brighton, London, Gatwick, Hastings & Tunbridge Wells. The South Downs National Park is also on your doorstep and will allow for scenic walks.

Check out the 3D virtual tour!





Entrance Lobby Timber door to front. Window to sitting room.

Sitting Room - 4.44m x 3.05m (14'7" x 10'0") Single glazed leaded light window to front. Open fireplace with fitted wood stove. Wooden flooring. Feature timber beams. Radiator. Wall lights.

Inner Hallway Stairs leading to first floor. Wooden flooring. Feature timber beams.

Dining Room - 2.77m x 2.51m (9'1" x 8'3") Single glazed leaded light window to rear and wooden barn style door leading to rear garden. Wooden flooring. Radiator. Feature timber beams. Wall lights.

Kitchen - 3.72m x 2.16m (12'2" x 7') Single glazed window to side. Wooden flooring. Fully fitted with a range of modern shaker style wall and base units housing integral fridge/freezer and washing machine. Integrated slimline dishwasher. Built in single electric oven. Wooden work surfaces with inset ceramic 1 and 1/2 bowl sink and drainer unit and 4 burner gas hob.

Ground Floor Bathroom Leaded light single glazed window to rear. Tiled flooring and fully tiled walls. Radiator. Suite comprising of small bath with mixer taps, wash hand basin and W.C.

First Floor Landing Single glazed leaded light window to rear. Loft access. Carpeted.

Bedroom One - 4.44m x 3.07m (14'7" x 10'1") Single glazed leaded light window to front. Feature timber beams. Radiator. Carpeted.

Bedroom Two - 2.77m x 2.51m (9'1" x 8'3") Single glazed leaded light window to rear. Feature timber beams. Radiator. Carpeted. Built in shelving.

First Floor W.C. Carpeted with partially tiled walls. Extractor fan. Wash hand basin and W.C.

Garden Room - 3.07m x 2.11m (10'1" x 6'11") Two windows to side. Power and light. It would make an ideal home office.

Rear Garden Mainly laid to lawn. Timber fencing surrounds. Shed. Summerhouse measuring 12ft4 x 9ft3.

Front & Side Gardens Mainly laid to lawn with wild primroses. At the side it a paved patio and a vegetable garden. Side gate to rear garden.



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CHAIN FREE

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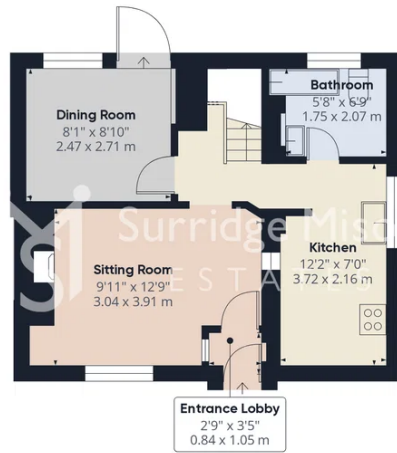
Surrounded by the natural beauty of the South Downs and boasting two excellent local pubs just a stone's throw away, this property truly embodies the essence of idyllic village living. Whether you're seeking a peaceful retreat or a peaceful when preparing sales particulars. For example, we have not and the use of a village lifestyle. We 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 is in working order. You should also instruct a solicitor to investigate all legal matters relating to the property has it all.

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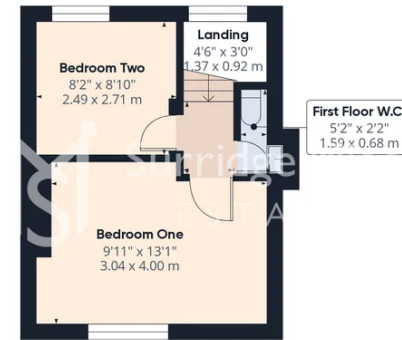
Check out the 3D virtual tour!

Entrance Lobby

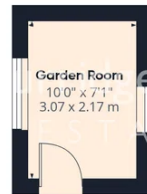
Timber door to front. Window to sitting



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
 1269.71 ft²
 117.96 m²
Reduced headroom
 0.14 ft²
 0.01 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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