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PROTECTED

PRS Property
Redress
Scheme



59 Anderida Road, Willingdon, East Sussex, BN22 0QA

Guide Price £360,000



Surridge Mison
ESTATES

CHAIN FREE

A surprisingly spacious and well-appointed semi-detached bungalow with four bedrooms in a quiet spot within sought after Lower Willingdon, Eastbourne. The property features modern and bright interior with benefits to include modern open plan living with well-equipped kitchen, garage, two shower rooms, double glazing and gas central heating system with a combination boiler. Located in a quiet residential area close to Lower Willingdon's local amenities, this property is not to be missed.

Through a porch and into the entrance hall, which has a handy built in utility cupboard and has one of the shower rooms. The main living space is just off of this, and has been reconfigured with modern, family, open plan living, whilst still having designated areas. The kitchen is modern and has integral appliances, plus a breakfast bar, there's a lounge area with a feature skylight and a dining area which opens onto the rear garden. There's a hallway with two built in storage cupboards and loft access which houses the boiler, and the four bedrooms are off of this. There is also another shower room.

Outside, to the front the property is a pretty lawned area, and to the rear is a lawned garden, and a shed, with gated access to the garages. There is a garage en bloc and parking by the garages.

Lower Willingdon has so much to offer both families and the retired community. The bungalow occupies a level plot and is within easy walking distance of shops, cafes and takeaways at Freshwater Square. Scenic downland walks are not far away, Huggetts Lane Recreation Ground is just around the corner and bus routes in and out of Eastbourne can be found along Seven Sisters Road. Willingdon Community School is close-by and has a Good Ofsted rating.





Entrance Porch

Double glazed window to front and side.

Entrance Hall

Built in utility cupboard with space for appliances, radiator.

Shower Room One

Obscured double glazed window to front, white suite comprising WC, vanity wash hand basin, tiled shower cubicle, chrome heated towel rail.

Kitchen Area - 3.5m x 3.38m (11'5" x 11'1")

Double glazed window to front, range of gloss wall and base units, one and half bowl stainless steel sink with mixer tap and drainer, built in fridge/freezer, built in dishwasher, hob and extractor fan, built in microwave combi oven, breakfast bar. Open plan to:

Living Room Area - 4.42m x 3.5m (14'6" x 11'5")

Double glazed Velux window, radiator, fireplace niche, door to hallway. Open plan to:

Dining Area - 3.25m x 2.9m (10'7" x 9'6")

Double glazed double doors to rear opening onto the garden, radiator.

Hallway

Storage cupboard, linen cupboard, hatch to loft space, combination boiler located in the loft.

Bedroom One - 4.06m x 2.95m (13'3" x 9'8")

Double glazed window to rear, radiator.

Bedroom Two - 3.48m x 2.46m (11'5" x 8'0")

Double glazed window to front, radiator, internal doors to:

Bedroom Three - 3.14m x 2.95m (10'3" x 9'8")

Double glazed window to rear, radiator.

Bedroom Four - 3.15m x 2.23m (10'4" x 7'3")

Double glazed Velux window, radiator.

Shower Room Two

Obscured double glazed window to front, white suite comprising WC, vanity wash hand basin, tiled shower cubicle, tiled walls, chrome heated towel rail.

Front Garden

Laid to lawn with a selection of shrubs.

Rear Garden

Mainly laid to lawn, timber shed, trees and shrubs, rear gate access to garage.

Garage



Council Tax Band- D EPC Rating-
D Tenure- Freehold

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:

Surridge Mison Estates
To check mobile phone coverage, visit
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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.



Floor plan for guidance only.
Plan produced using PlanUp.

