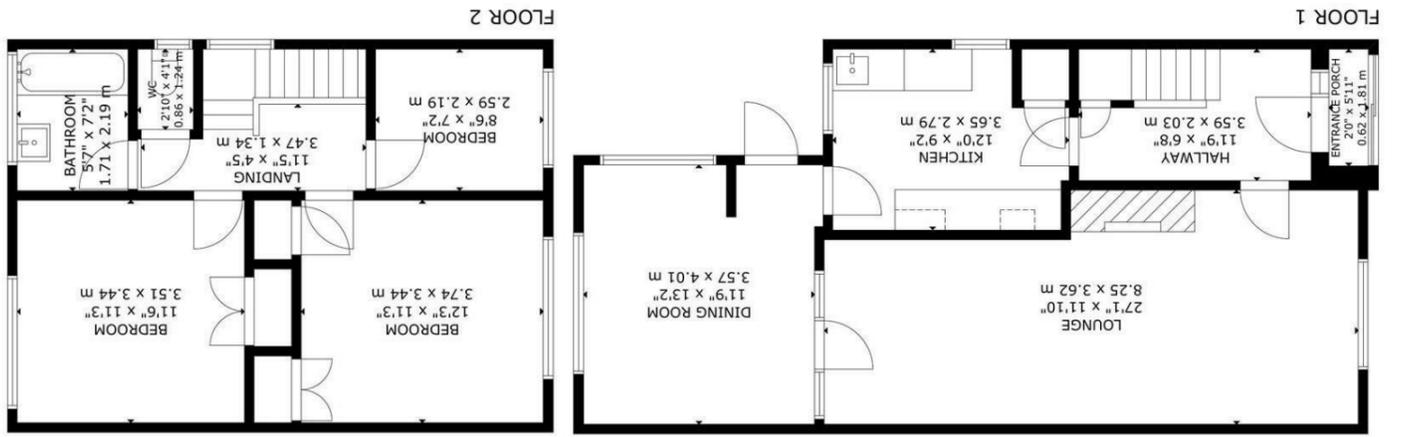


GROSS INTERNAL AREA  
TOTAL: 110 m<sup>2</sup>/1181 sq ft  
FLOOR 1: 63 m<sup>2</sup>/676 sq ft FLOOR 2: 47 m<sup>2</sup>/505 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating	
Very efficient - lower running costs	Very inefficient - higher running costs
A (81-91)	G (1-20)
B (69-80)	F (21-30)
C (54-68)	E (31-40)
D (39-53)	D (41-50)
E (29-38)	C (51-60)
F (13-28)	B (61-70)
G (1-12)	A (71-80)

EU Directive 2002/91/EC

## Winchester Way, Eastbourne



- Sought After Location
- Superb Views
- Extended
- 2-Receptions
- Kitchen
- 3-Bedrooms
- Bathroom & Sep wc
- Lovely 60' Garden
- Garage
- NO ONGOING CHAIN



Freehold

£349,950

3 BEDROOM    2 RECEPTION    1 BATHROOM    1 GARAGE

Winchester Way, Eastbourne

## Winchester Way, Eastbourne

### DESCRIPTION

SEE OUR 3D VIRTUAL TOUR - NO ONGOING CHAIN - Superb Views - Sought After Location - Delightful 60' Rear Garden - 2 Reception Rooms - Kitchen - 3 Bedrooms - Bathroom & Sep wc - Gas c/h & Dbl glazing - Garage

A well proportioned and extended 3-bedroomed semi detached family home, ideally situated in a desirable area of Willingdon, enjoying superb far reaching views towards the South Downs. Although in need of modernisation, the property offers excellent potential for improvement and personalisation, making it an ideal opportunity for buyers looking to create a long term home.

The accommodation is both spacious and versatile, comprising a generous lounge with access through to an extended reception room, perfectly suited for use as a dining area, family room or hobby space. The kitchen provides a practical layout with scope for redesign. To the first floor, bedrooms one and two benefit from built-in double wardrobes, with superb far reaching views from the second bedroom. There is also a bathroom with an adjacent separate wc as well as a gas fired central heating system and double glazing. Externally, the property continues to impress. There is a driveway leading to a garage, while the delightful rear garden is a particular feature, enjoying south-westerly views of the South Downs. The garden is well stocked with a variety of mature trees and established planting, offering a peaceful relaxing outdoor space.

Local shops are at Freshwater Square, Anderida Road, with bus services at Seven Sisters Road and Eastbourne Road, which connect with surrounding districts, including Polegate, with its mainline railway station. Also nearby, at Huggetts Lane, is a recreational ground with play area and access to the South Downs can be found from Meachants Lane or Gorrington Valley Road. Willingdon Primary School is at Wannock Avenue and The Willingdon Community School is also within walking distance, situated at Broad Road.



## Winchester Way, Eastbourne

Double glazed sliding front door into a small porch with double glazed inner door into Hallway.

Lounge 7.93m x 2.86m min (26'0" x 9'4" min)

Extended Dining/Reception Room 4.08m max x 3.52m (13'4" max x 11'6")

Kitchen 3.57m max x 2.69m (11'8" max x 8'9")

Rear Lobby  
Part double glazed door to the rear garden.

Bedroom 1 3.66m x 3.36m (12'0" x 11'0")

Bedroom 2 3.48m x 3.39m (11'5" x 11'1")

Bedroom 3 2.55m x 2.22m (8'4" x 7'3")

Bathroom 2.20m x 1.67m (7'2" x 5'5")

Separate wc

Outside  
The front garden is open plan being laid to lawn having well stocked flower borders. Driveway to -

Garage 4.83m x 2.28m (15'10" x 7'5")  
(approximately internal measurements) up-and-over door, rear door to garden, power and light.

Rear Garden 18.29m approx (60' approx)  
The lovely rear garden enjoys delightful south-westerly views of The South Downs and has an outside tap, side access gate, area of lawn with well stocked flower borders having various mature trees, established plants and shrubs. Steps down to the rear section, which has well stocked flower borders, mature trees, small area of lawn and a large hardstanding area.

Council Tax  
The property is in Band D. The amount payable for 2025-2026 is £2,545.87. This information is taken from voa.gov.uk

There is an electric meter cupboard in the hallway as well as an understairs storage cupboard housing the gas meter. An Ideal Classic gas fired boiler is located in the kitchen. Bedroom one has a built-in double wardrobe with an adjacent airing cupboard housing the hot water cylinder and bedroom two also has a built-in double wardrobe. From the first floor landing is access via a ladder to a mostly boarded and insulated loft with light.