



**11 Lodge Avenue, Willingdon, East  
Sussex, BN22 0JD  
£358,000**

**Rager & Roberts**



**11 Lodge Avenue, Willingdon, Eastbourne, BN22 0JD**

# An immaculately presented and substantially improved three bedroom semi-detached home of Georgian styling featuring a secluded southerly garden close to picturesque Old Willingdon Village.

entrance hall • sitting room • dining room • refitted kitchen and separate utility room • cloakroom/wc  
3 bedrooms • bathroom/wc • gas fired central heating and double glazing • landscaped southerly garden • garage and large driveway

## Description

An immaculately presented and substantially improved three bedroom semi-detached home of Georgian styling featuring a secluded southerly garden close to picturesque Old Willingdon Village.

## Location

The property is situated in an exclusive residential setting just on the outskirts of the picturesque Old Willingdon Village with its parish church of St Mary The Virgin and two public houses. There is access via Butts Lane to the South Downs National Park which extends for many miles and provides opportunity for a variety of outdoor recreational pursuits. Eastbourne town centre is approximately 3 miles distant and provides a comprehensive shopping thoroughfare as well as mainline rail services to London Victoria and Gatwick. Sporting facilities include 3 principal golf courses and one of the largest sailing marinas on the south coast.

**Entrance Hall** with cherry wood floor, radiator

**Sitting Room** 19' x 11'3" (5.8m x 3.43m) measured into the window bay, engineered oak floor, radiator, archway communicating with

**Dining Room** 10'7" x 9'2" (3.23m x 2.8m) with engineered oak floor, double glazed French doors leading to the rear terrace and garden

**Kitchen** 9'2" x 7'9" (2.8m x 2.36m) affording an aspect over the rear garden and recently refitted with a range of rolled edge working surfaces with drawers and cupboards below and matching wall mounted cabinets over, one and a half bowl stainless steel sink unit with mixer tap, four ring stainless steel gas hob with matching double oven below, space and plumbing for dishwashing machine, door to

**Utility Room** 8' x 7'9" (2.44m x 2.36m) with a range of high and low level storage cupboards, space and plumbing for washing machine, space for fridge/freezer, door to garage and door to rear garden

**Cloakroom/wc** fitted with low level wc, wash basin, window

The staircase rises to the **First Floor Landing** with shelved airing cupboard housing lagged hot water cylinder, large access hatch to loft

**Bedroom 1** 14' x 11'5" (4.27m x 3.48m) with built in double wardrobe cupboards, radiator

**Bedroom 2** 11'8" x 9' (3.56m x 2.74m) commanding far reaching views over Eastbourne and toward the nearby South Downs, built in double wardrobe cupboards, radiator

**Bedroom 3** 8'10" x 7'1" (2.7m x 2.16m) with radiator

**Bathroom** fitted with a white suite comprising panelled bath with mixer tap and shower attachment with shower screen, low level wc, vanity unit inset with wash basin, fully tiled walls, window

## Outside

The gardens are arranged to the front and rear of the property with the rear garden measuring a depth of approximately 50 feet and securing a lovely southerly aspect. A large decked terrace flanks the rear elevation and leads to a further paved area of garden which is flanked by a variety of shrubs to provide a good degree of seclusion. The front garden is laid to lawn with a large driveway to the side.

**Garage** 16'3" x 8' (4.95m x 2.44m) with up and over door, power and light, wall mounted gas fired boiler, radiator and personal door to utility room

**Tenure** Freehold

## TOWN CENTRE OFFICE

36 Cornfield Road  
 Eastbourne BN21 4QH  
 Tel: 01323 430133  
 Fax: 01323 430144

## OLD TOWN OFFICE


117 Green Street  
 Eastbourne BN21 1RS  
 Tel: 01323 419911  
 Fax: 01323 641941

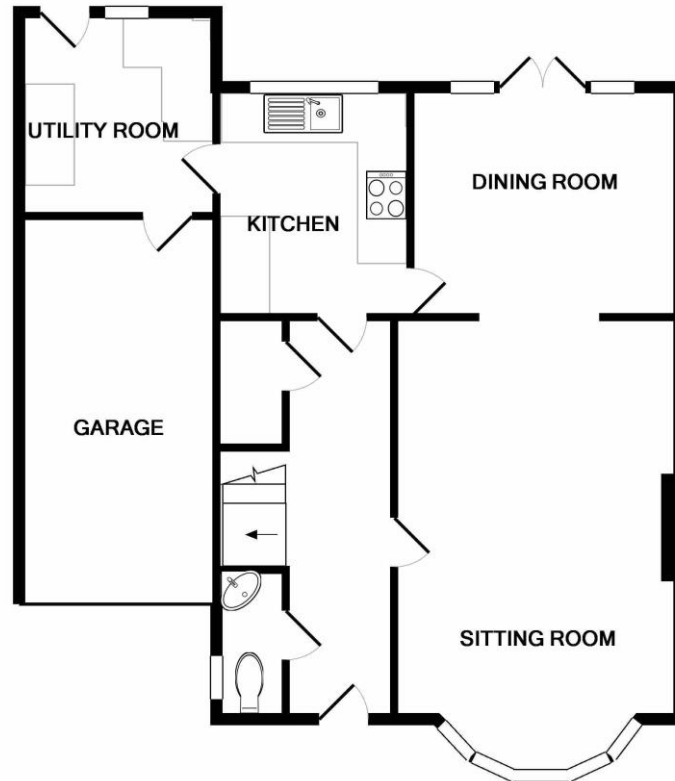
## ALFRISTON

1 North Street  
 Alfriston BN26 5UG  
 Tel: 01323 871171  
 Fax: 01323 430144

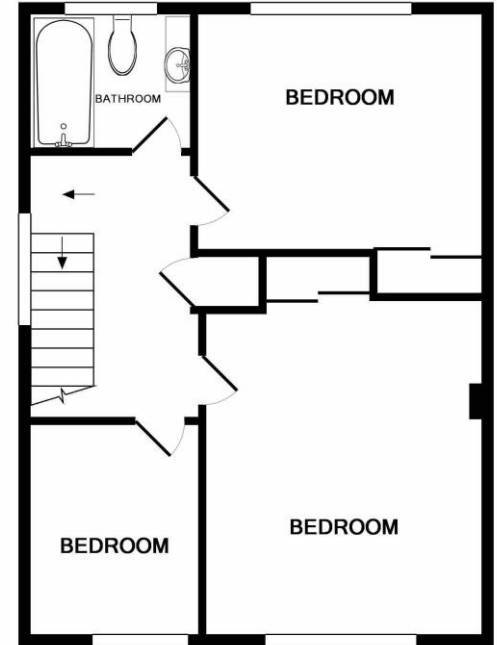
**e-mail:** sales@ragerroberts.co.uk

**website:** www.ragerroberts.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



GROUND FLOOR  
 APPROX. FLOOR AREA 673 SQ.FT.  
 (62.5 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR AREA 473 SQ.FT.  
 (43.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1146 SQ.FT. (106.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.  
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We have not carried out a structural survey nor checked boundaries or tested any apparatus, equipment, fixtures, fittings or services and cannot guarantee that they are in working order or fit for their purpose. All photographs, measurements, floor plans and distances referred to are given as an approximate guide only and should not be relied upon. Measurements indicate the approximate maximum dimensions of any room and can include window bays, wardrobe cupboards and recesses. We have not checked the legal documents to verify the freehold/leasehold status of the property.

