



**5 Canterbury Close, Willingdon,
Eastbourne, BN22 0JR
£330,000**

Rager & Roberts



5 Canterbury Close, Willingdon, Eastbourne, BN22 0JR

Commanding breathtaking views to scenic downland and the Sussex Weald – an immaculately presented semi detached house of considerable appeal.

entrance lobby • entrance hall • cloakroom with wc • 27' sitting/dining room • kitchen refitted with appliances • large utility room •
3 bedrooms • bathroom • separate wc • gas fired central heating and double glazing • delightfully landscaped gardens • garage

Description

Commanding breathtaking views to scenic downland and the Sussex Weald - an immaculately presented semi detached house of considerable appeal. The property has been improved in relatively recent years with new kitchen fittings and a large utility room has been added. Only an internal inspection will convey the high merit of this exceptionally fine home and its lovely setting. Available for early vacant possession with no onward chain.

Location

Canterbury Close is delightfully located within a residential area only about 3 miles from Eastbourne town centre. There are local shopping facilities in the area and the scenic downland countryside of the South Downs National Park is just to the west. Sporting facilities in the Eastbourne area include 3 principal golf courses and one of the largest sailing marinas on the south coast. There are mainline rail services from Eastbourne and from Hampden Park and Polegate to London Victoria and to Gatwick.

The property is approached by its private entrance drive and double glazed front door to

Entrance Lobby with inner double glazed door to

Entrance Hall with radiator.

Cloakroom with low level wc and wash basin and deep storage cupboard below stairs.

Spacious open plan Sitting/Dining Room 27' (8.23) x 11'7" (3.53) narrowing to 9'4" (2.84) open fire place with gas coal effect fire and tiled surround, 2 radiators and a lovely garden aspect with far reaching views toward the Sussex Weald.

Kitchen 10'2" x 8'7" (3.1m x 2.62m) with far reaching views over the charming garden. Extensive range of working surfaces with drawers and cupboard below and matching wall cabinets over, inset sink unit with mixer tap, integrated appliances include the Stoves double oven with eye level grill, inset Stoves 4 ring induction hob with filter hood over, deep shelved larder cupboard, radiator and open plan with rear lobby with double glazed door to garden and door to

Large Utility Room 11'5" x 5'9" (3.48m x 1.75m) also with fine views and with work top with cupboards below, plumbing for washing machine, space for fridge freezer, wall mounted GloWorm gas fired boiler.

The staircase rises to the

First Floor Landing with retractable ladder access to the partly boarded loft space.

Bedroom 1 11'10" x 11'6" (3.6m x 3.5m) excluding the depth of the built in wardrobe cupboards, radiator, and breathtaking views to the Sussex Weald.

Bedroom 2 11'10" x 11' (3.6m x 3.35m) to include the depth of the range of fitted wardrobe cupboards and dressing table unit and excluding the depth of the shelved linen storage cupboard with lagged water cylinder, radiator.

Bedroom 3 8'4" x 7'3" (2.54m x 2.2m) with radiator.

Bathroom spacious bathroom with panelled bath with mixer tap, wash basin and vanity unit with cupboard below, large shower unit with wall mounted shower fittings, radiator, and 2 windows.

Separate wc

Outside

An important feature of this property is the lovely garden setting. The rear garden extends around the side elevation with an attractively landscaped and wide terrace flanked by well stocked flower beds and borders and also commands exceptionally lovely and far reaching views securing afternoon sunshine. Beyond the large terrace is the slightly lower level of lawned garden which is easily maintained. Gated side access.

Garage 15'8" x 7'9" (4.78m x 2.36m) with up and over door, power light points, double glazed window and rear door to the rear garden.

Tenure

Freehold

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OLD TOWN OFFICE

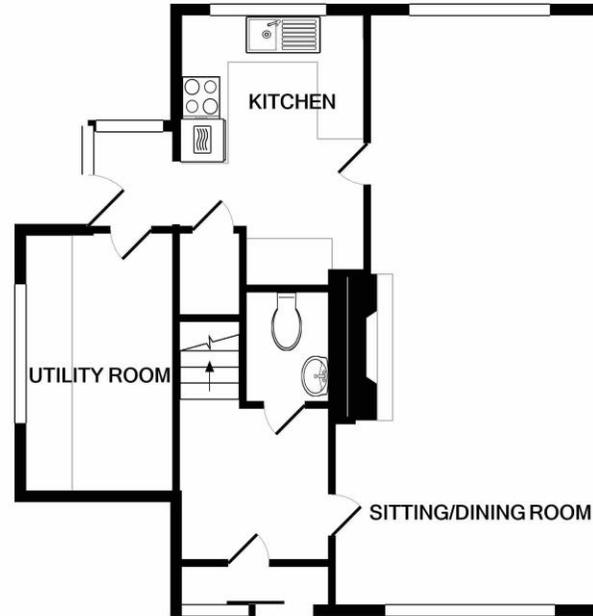
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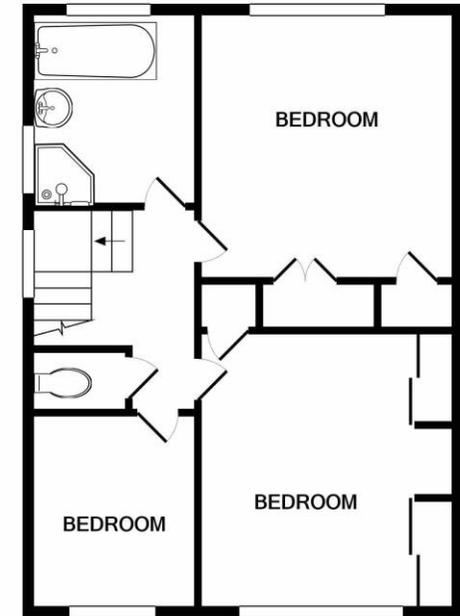
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GROUND FLOOR
 APPROX. FLOOR
 AREA 554 SQ.FT.
 (51.5 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 468 SQ.FT.
 (43.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1022 SQ.FT. (94.9 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, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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.