



☎ 01323 412200



TOWN PROPERTY

Freehold

 5 Bedrooms  1 Reception  1 Bathroom

£289,950



13 Willowfield Square, Eastbourne, BN22 8AN

Located in the heart of Seaside within easy reach of nearby shops, the town centre and seafront, this period terraced HMO has five bedrooms and is presented to a good standard throughout and includes a sitting room, modern kitchen/dining room and adjoining utility room. There is a bath and shower room/wc and a further wc with a patio to the rear. The picturesque seafront, Beacon shopping centre and mainline railway station are also within walking distance.



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Main Features

- Terraced House
- 5 Bedroom HMO
- Sitting Room
- Kitchen/Dining Room
- Utility Room
- Bath & Shower Room/WC
- Separate WC
- Double Glazing
- Gas Central Heating
- Patio Garden

Entrance

Double glazed door to-

Entrance Hallway

Radiator. Understairs cupboard.

Bedroom 2

11'11 x 11'05 + bay (3.63m x 3.48m + bay)

Radiator. Double glazed window to front aspect.

Sitting Room

13'07 max narrowing to 11'06 x 10'03 (4.14m max narrowing to 3.51m x 3.12m)

Radiator. Double glazed window to front aspect.

Kitchen/Dining Room

14'11 x 11'01 max (4.55m x 3.38m max)

Range of units comprising single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces having cupboards and drawers under. Inset four ring gas hob and electric oven under. Range of wall mounted units and spacer for fridge freezer. Radiator. Double glazed window to rear aspect.

Utility Room

9'04 x 4'06 (2.84m x 1.37m)

Double glazed double doors to rear aspect. Space and plumbing for washing machine. Wall mounted gas boiler.

Stairs from Ground to First Floor Landing**Bedroom 1**

15'06 x 11'02 (4.72m x 3.40m)

Radiator. Built in wardrobes. Double glazed window to front aspect.

Bedroom 4

13'05 x 10'02 (4.09m x 3.10m)

Radiator. Double glazed window to rear aspect.

Bath & Shower Room/WC

Panelled bath with mixer tap, shower attachment and shower screen. Shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC. Radiator. Frosted double glazed window.

Separate WC

Low level WC. Frosted double glazed window.

Staircase from First to Second Floor Landing**Bedroom 3**

15'06 x 9'02 (4.72m x 2.79m)

Radiator. Double glazed window to front aspect.

Bedroom 5

10'10 x 10'06 (3.30m x 3.20m)

Radiator. Double glazed window to rear aspect.

Outside

There is a small patio garden.

EPC = D.

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into 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. If you do not have your own surveyor, we would be pleased to recommend one. 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.