



**Willingdon Park Drive, Eastbourne BN22 0DG**

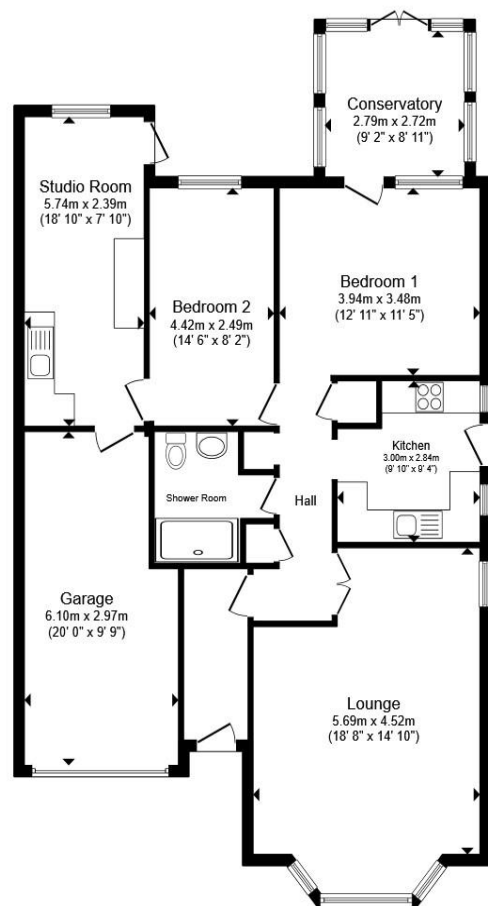
**welcome to**

**Willingdon Park Drive, Eastbourne**

\*\*\* GUIDE PRICE - £450,000 - £470,000 \*\*\*

A well presented 2 bedroom bungalow offering spacious and versatile living. The property features a reception room, an annex providing additional flexible space, and a private rear garden. Further benefits include a garage and driveway.





**Floor Plan**

Total floor area 117.1 m<sup>2</sup> (1,260 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**Entrance Porch**

**Entrance Hall**

**Lounge**

18' 8" plus bay x 14' 10" max ( 5.69m plus bay x 4.52m max )

**Kitchen**

9' 4" x 9' 10" ( 2.84m x 3.00m )

**Upvc Conservatory**

9' 5" x 9' 7" ( 2.87m x 2.92m )

**Bedroom 1**

12' 11" x 11' 4" into recess ( 3.94m x 3.45m into recess )

**Bedroom 2**

14' 8" x 8' 2" ( 4.47m x 2.49m )

**Shower Room**

**Garage**

**Annex**

18' 10" x 7' 10" ( 5.74m x 2.39m )

**Rear Garden**

**Parking**

welcome to

## Willingdon Park Drive, Eastbourne

- \*\*\* GUIDE PRICE - £450,000 - £470,000 \*\*\*
- LINKED BUNGALOW
- TWO DOUBLE BEDROOMS
- REAR GARDEN
- GARAGE

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

guide price

**£450,000 - £470,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
EBN120787 - 0005

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**01323 410911**



Eastbourne@fox-and-sons.co.uk



19 Cornfield Road, EASTBOURNE, East Sussex,  
BN21 4QD



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