



An absolutely charming three bedroom detached Sussex style house in the heart of Willingdon Village at the foot of The South Downs National Park. This chain free property comprises two reception rooms, ground floor WC, fitted kitchen, shower room and a large en-suite bathroom. With pretty gardens, driveway parking and an integral garage. The property has been lovingly maintained and would now benefit from some internal modernisation to enhance this wonderful home further. Located just short walk from two pubs and a post office.

**Guide Price £550,000 to £575,000**  
**Tenure Freehold**



Yew Tree Cottage, 110 Wish Hill, Eastbourne, East Sussex, BN20 9HL

### Entrance Porch

Double glazed door to front.

### Entrance Hall

Radiator. Cloaks cupboard. Stairs leading to first floor. Understairs cupboard.

### Living Room - 6.15m x 4.29m (20'2" x 14'1")

Triple aspect room with double glazed windows to front, side and rear. Electric fireplace with York stone surround. Two radiators. Coving.

### Dining Room - 3.63m x 3.33m (11'11" x 10'11")

Double glazed window to front. Serving hatch from kitchen. Radiator. Coving.

### Kitchen - 3.58m x 2.67m (11'9" x 8'9")

Double glazed window to rear. Fully tiled walls. Fully fitted with a range of beech style wall and base units with space and plumbing for appliances. Oak style work surfaces with inset stainless steel sink and drainer unit. Worcester boiler.

### Cloakroom WC

Double glazed window to rear. Partially tiled walls. Wash hand basin and W.C.

### Rear Lobby

Double glazed door leading to garden. Personal door to garage.

### First Floor Landing

Double glazed window to rear. Airing cupboard. Radiator.

### Master Bedroom - 4.72m x 3.43m (15'6" x 11'3")

Double glazed window to front. Mirror fronted built in wardrobes. Radiator. Eaves cupboard. Door leading to en-suite.

### En-Suite Bathroom - 2.82m x 2.01m (9'3" x 6'7")

Double glazed window to rear. Coving. Towel rail. Partially tiled walls. Large suite comprising of bath with mixer taps, double wash hand basins set within vanity unit and W.C.

### Bedroom Two - 4.34m x 3.43m (14'3" x 11'3")

Fitted wardrobes. Coving.

### Bedroom Three - 3.38m x 2.82m (11'1" x 9'3")

### Shower Room

Double glazed opaque window. Fully tiled walls. Suite comprising of shower cubicle, wash hand basin and W.C.

### Outside

#### Front Garden

Walled garden being mainly laid to lawn with flower borders.

#### Rear Garden

Mainly laid to lawn with patio area. Summerhouse and shed.

#### Driveway

### Garage - 5.11m x 2.72m (16'9" x 8'11")

Electric door. Power & light.

**Council Tax Band- F**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

### Utilities

This property has the following utilities:

**Water Mains**

**Drainage Mains**

**Gas Mains**

**Electricity Mains**

**Primary Heating** Gas central heating system

**Solar Power** None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in 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. 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.



01323 460617

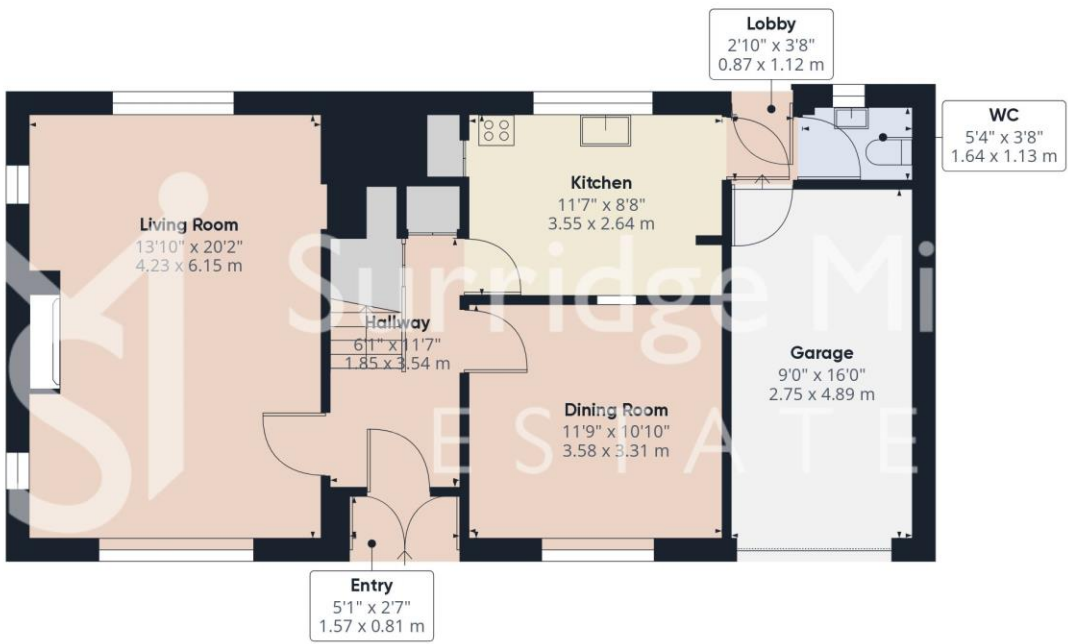
[info@surridgemison.com](mailto:info@surridgemison.com)

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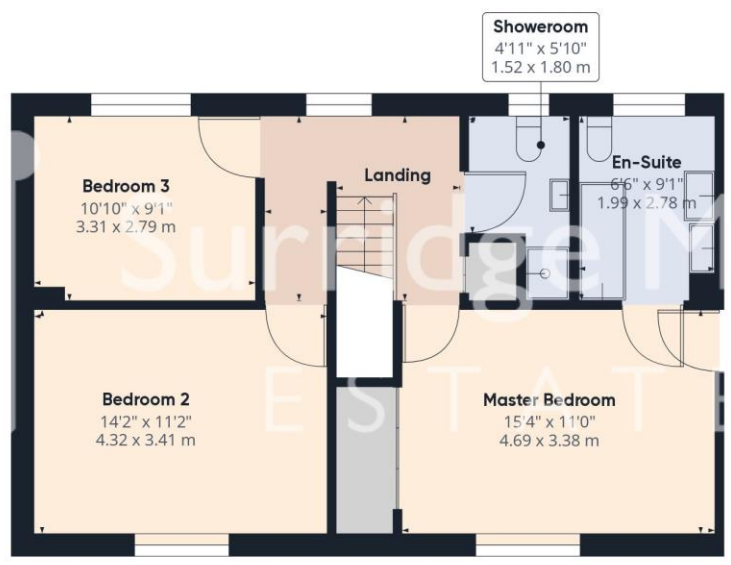
66 High Street, Westham, Pevensey, BN24 5LP

Company Registration Number 14506438





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
1426.05 ft<sup>2</sup>  
132.48 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.





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