



179 Willingdon Road, Eastbourne, East Sussex BN20 9AJ



A wonderful opportunity awaits with this spacious 1930s semi-detached home, set within one of Willingdon's most prestigious and sought-after neighbourhoods. With striking kerb appeal and a generous plot, the property immediately impresses — and once inside, the sense of space and potential becomes unmistakable. The ground floor offers superb versatility for modern family living, featuring two well-proportioned reception rooms, a sizeable rear extension, and a great-sized kitchen. The layout lends itself beautifully to both everyday comfort and future reconfiguration, with clear scope for further extension if desired. Upstairs, you'll find three genuine double bedrooms along with an expansive loft — a fantastic opportunity for conversion, as demonstrated by neighbouring homes. True to its 1930s heritage, the property enjoys high ceilings, larger-than-average rooms, and a spacious hallway and landing that enhance the feeling of light and openness throughout. Outside, the rear garden extends to approximately 130ft, offering an exceptional space for families, entertaining, or landscaping projects. And if that isn't enough, a five-acre park sits directly opposite, providing an idyllic extension of your outdoor lifestyle. This is a special family home in a truly fabulous location — properties of this calibre and potential rarely come to market. Seize the opportunity and arrange your viewing.

GROUND FLOOR

- LOBBY
- HALLWAY
- SITTING ROOM
- DINING ROOM
- SUNROOM
- CLOAKROOM WC
- KITCHEN

FIRST FLOOR

- LANDING
- BEDROOM 1
- BEDROOM 2
- BEDROOM 3
- BATHROOM



Description

AP Estate Agents are delighted to present this impressive family home, perfectly positioned in Willingdon and enjoying an enviable outlook across a beautiful five-acre park. This superb location offers excellent road connections in and out of Eastbourne, convenient access to local amenities, and effortless routes towards the South Downs — ideal for those who enjoy both convenience and outdoor living. Set back from the road, the property benefits from a generous driveway providing parking for several vehicles. With accommodation approaching 1,400 sq. ft, this substantial home offers space comparable to many modern detached properties, making it an exceptional choice for growing families. Inside, the layout provides versatility and comfort, with well-proportioned rooms throughout and plenty of natural light. For those seeking even more space, the loft presents a fantastic opportunity for future expansion, as demonstrated by the neighbouring property. This is a wonderful family home in a highly desirable setting, offering generous accommodation today and exciting potential for tomorrow.

INSIDE THE PROPERTY

From the driveway, you enter into a welcoming lobby that leads through to the main hallway. Immediately on your right is a useful area beneath the stairs, ideal for hanging coats, with a large understairs cupboard opposite providing excellent everyday storage. As you move into the hallway, the space opens, giving access to all principal rooms. The oak-panelled doors, picture rails and high ceilings offer an instant reminder of the home's 1930s heritage, creating a warm and inviting atmosphere. To the left, the dining room sits at the front of the property — a wonderfully elegant space featuring a generous bay window with a raised step and a bespoke curved radiator that mirrors its shape. An ornamental wooden fireplace with inset gas fire adds charm and character, making this an ideal room for entertaining, conveniently positioned just across the hall from both the kitchen and living room. A downstairs WC with washbasin is also located off the hallway. The living room is light, bright and airy, centred around a feature fireplace with brick hearth. Alcoves on either side of the chimney breast offer scope for shelving or cabinetry, while the picture rail running around the room adds to the period feel. This room flows seamlessly into the sunroom — a more recent addition — which has transformed the rear of the home. With double-glazed windows, a striking roof lantern, wood-effect flooring and double doors opening onto the patio, it provides a superb space to relax while enjoying views up the garden. The kitchen, measuring approximately 15ft in length, is an excellent size. It features dark wood wall and base units paired with contemporary tiled splashbacks and worktops. A large range cooker with multi-gas hob, grill plate and three oven compartments sits at the heart of the space, complemented by a stainless-steel extractor above. Integrated appliances include a dishwasher, with further space and plumbing for a washing machine and room for an American-style fridge freezer. A hard-wearing tiled floor runs throughout, and a double-glazed side door provides access to the rear garden.

UPSTAIRS

Stairs rise from the hallway to a generous galleried landing, arranged over two levels with just a couple of steps creating an attractive split-level feature. Directly ahead, a raised step leads to a charming window that adds character and natural light — an unexpected and rather delightful architectural detail. Bedroom two is the first room on the left. It is a well-proportioned double with alcoves ideal for fitted wardrobes or freestanding furniture, and it enjoys a pleasant outlook over the front garden. Opposite sits the principal bedroom, an excellent-sized room benefiting from a full wall of fitted wardrobes, along with additional overhead storage. With a lovely view up the rear garden and ample space for occasional furniture, it offers a calm and comfortable retreat. Adjacent is bedroom three, another generous double. It shares the rear garden aspect and features the original 1930s character seen throughout the home, including picture rails and high ceilings. The family bathroom is notably spacious and arranged in an "L" shape. It includes a panelled bath with an overhead shower and glass screen, pedestal basin, and low-level WC. The bathing area is fully tiled, and a traditional airing cupboard with shelving and hot water tank sits to one side. Double-aspect windows to the front and side ensure excellent natural light and ventilation.

OUTSIDE

The property sits proudly elevated from the road, with a smart brick-paved driveway providing parking in front of the house and access to the integral garage. The frontage has been thoughtfully landscaped by the current owners, with conifers set back from the boundary wall to create excellent privacy, complemented by a neat semi-circular lawn. The entire front garden is enclosed by a low wall, with a single gate and pathway leading invitingly to the front door. A side passageway offers convenient access to the rear garden. The rear garden can be reached from the front of the property, the kitchen, or the sunroom. Immediately outside, a private patio area sits sheltered by mature planting on either side, creating a peaceful space for outdoor dining or relaxation. Brick-edged flowerbeds frame the patio, and steps lead up to the main lawn, which gently rises away from the house in a series of natural tiers or zones. Throughout the garden, a wide variety of shrubs and seasonal planting provide colour and interest all year round. Midway up the garden is a substantial timber shed equipped with power and lighting, offering an ideal workshop or hobby space, while a second shed at the top of the garden provides additional storage. Garden lighting can be activated from inside the house, illuminating the entire space beautifully. Extending to approximately 130 feet in length, this is a generous and versatile garden — perfect for children to play, for keen gardeners to enjoy, or simply for those who appreciate a large, private outdoor retreat.





LOCATION

Willingdon Road enjoys a superb position on the northern edge of Eastbourne, perfectly placed for families, commuters and anyone seeking the deal balance between convenience and the natural beauty of the South Downs. This long-established residential setting offers a welcoming community feel, excellent amenities close by, and effortless access into town and beyond. Families are exceptionally well catered for, with several highly regarded schools within easy reach. Willingdon Primary School is approximately 0.4 miles away, while Willingdon Community School sits around 0.6 miles from the property. Ratton School, Gildredge House and Eastbourne College are also within comfortable distance, making this a particularly appealing location for households with children of all ages.

Everyday shopping is close at hand, with Willingdon Village offering local stores, cafés and pubs just half a mile away. Hampden Park provides supermarkets and further retail options around 1.5 miles from the property, while The Beacon in Eastbourne town centre — approximately 2.3 miles away — delivers full high-street shopping, dining and leisure facilities. Langney Shopping Centre is also easily accessible at around 2.5 miles. For leisure and outdoor pursuits, the South Downs National Park is moments away, offering miles of walking, cycling and panoramic viewpoints. Willingdon Golf Club is approximately 0.7 miles from the property, while Hampden Park's lake, tennis courts and open green spaces sit around 1.3 miles away. Eastbourne's famous seafront and promenade are just over 2.5 miles from the doorstep, with Beachy Head and Birling Gap a short drive further along the coast.

Connectivity is another key strength of this location. Eastbourne town centre is approximately 2.3 miles away, with Hailsham around 5.5 miles, Hastings 17 miles, Brighton 22 miles and Tunbridge Wells roughly 27 miles. Gatwick Airport is approximately 43 miles away, making both domestic and international travel straightforward. For commuters, the property is ideally placed between two mainline stations. Polegate Station, around 1.8 miles away, offers direct services to London Victoria (from approximately 1 hour 20 minutes), Brighton, Lewes and Eastbourne. Eastbourne Station, approximately 2.5 miles away, provides regular services to London, Gatwick Airport, Ashford International and Brighton. With excellent schooling, convenient shopping, outstanding leisure opportunities and superb transport links all within easy reach, everyday practicality.

DIRECTIONS: <https://w3w.co/ledge.flops.other>

Local Authority: Eastbourne

Services (not checked or tested): Mains Water, Gas, Electric and Drainage

Tenure: Freehold

EPC: EPC Rating

Council Tax Band: E

Offers in Region of £510,000

Viewings

By Appointment Only



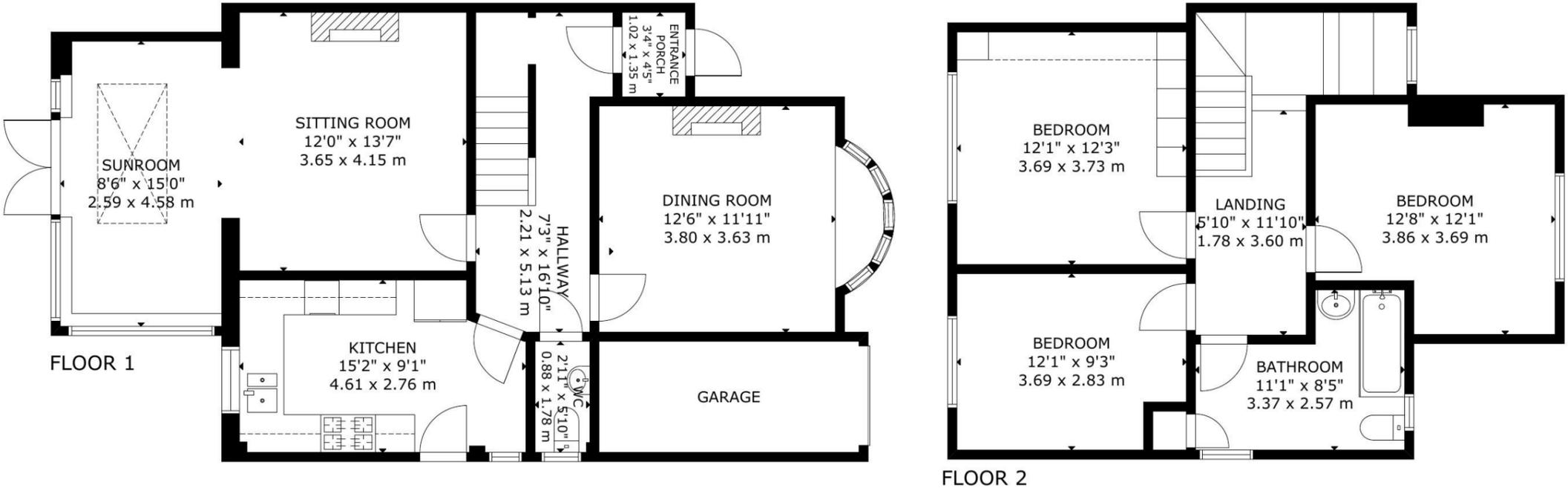
Disclaimer:

These particulars have been provided on the understanding that all negotiations on the property are conducted through AP Estate Agents. They do not constitute any part of an offer or contract. These particulars including any text, photographs, virtual tours and videos and plans are for the guidance of prospective purchasers only and represent a subjective opinion. They should not be relied upon as statements of fact about the property, its condition or its value. And accordingly any information given is entirely without responsibility on the part of the agents or seller(s).

A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested. All measurements and distances are approximate. A list of the fixtures and fittings for the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Where there is reference to planning permission or potential, such information is given in good faith. It should not be assumed that the property has all necessary planning, building regulation or other consents. Purchasers must satisfy themselves by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

AP Estate Agents strongly advises that a prospective purchaser should contact us to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property. AP Estate Agents is the trading name of AP Estate Agents Limited. Our registered office is 30/34 North Street, Hailsham, East Sussex, United Kingdom, BN27 1DW. Company number 14075380. Registered in England and Wales



GROSS INTERNAL AREA
TOTAL: 129 m²/1,394 sq ft
FLOOR 1: 71 m²/765 sq ft, FLOOR 2: 58 m²/629 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

