



2 Church Mews, Willingdon, Eastbourne, East Sussex BN20 9HU



Set within a picturesque mews-style courtyard, this beautifully knapped flint-faced home offers the perfect blend of heritage charm and contemporary living. With its own private garage and parking, the property enjoys a peaceful setting directly opposite the 12th-century St Mary the Virgin Church, anchoring it in the heart of historic Willingdon. Although designed to complement its period surroundings, the property is believed to date from the late 1990s, offering buyers the reassurance of modern construction behind its traditional exterior. Willingdon itself is a highly sought-after village, celebrated for its South Downs backdrop, strong community spirit, and easy access to Eastbourne—making this an ideal choice for those seeking character, tranquility, and convenience in equal measure.

GROUND FLOOR

- ENTRANCE HALLWAY
- HALLWAY CONTINUED
- SITTING ROOM/DINING ROOM
- KITCHEN

UPSTAIRS

- LANDING
- BEDROOM 1
- BEDROOM 2
- BATHROOM



Description

AP Estate Agents are delighted to present this characterful two-bedroom mews house, nestled within the highly sought-after village of Willingdon. Set directly opposite the 12th-century St Mary the Virgin Church, the property enjoys a truly picturesque setting surrounded by notable period homes and the rolling backdrop of the South Downs. Accessed via an archway into a cobbled brick courtyard, this charming residence exudes a sense of community and tranquillity. Its knapped flint façade evokes the elegance of a bygone era, while the home itself is believed to date from the late 1990s, offering the reassurance of modern construction behind its heritage styling. Inside, the accommodation includes a welcoming L-shaped lounge with space to dine and double doors opening to the garden, a well-appointed kitchen with integrated appliances and breakfast bar, and two generous double bedrooms served by a contemporary family bathroom. The property benefits from full double glazing and gas central heating throughout. Outside, you'll find a walled courtyard garden, beautifully stocked with mature shrubs that provide privacy and seasonal colour. A private garage and allocated parking complete the offering, making this an ideal home for those seeking charm, convenience, and a village lifestyle within easy reach of Eastbourne.

INSIDE THE PROPERTY

Step inside this inviting mews-style home and you're welcomed by a central hallway that forms the heart of the ground floor. Elegant parquet flooring runs throughout this space, adding depth and warmth, while a generous understairs cupboard provides practical storage. There's also room for a bureau or occasional furniture, ideal for creating a quiet reading nook or writing space. To the rear, a glazed panel door leads into the L-shaped living room, where double doors open directly onto the garden, creating a seamless indoor-outdoor connection. A gas flame fire serves as a cosy focal point and also functions as the back boiler for the central heating system. Alcoves on either side offer built-in shelving, and there's a natural spot for a dining table along the return wall—perfectly positioned en route to the kitchen. The kitchen is both functional and welcoming, fitted with a range of oak-fronted wall and base units topped with light work surfaces that extend into a breakfast bar. Integrated appliances include a fridge freezer, electric oven and grill, and a four-ring gas hob with extractor above. A 1.5 bowl sink and plumbing for a washing machine complete the setup, offering a compact yet efficient workspace with ample storage.

UPSTAIRS

A staircase with a distinctive blend of wrought iron handrails and balustrade leads to a good sized landing, offering access to all first-floor rooms. The landing also features a loft hatch and a double storage cupboard with both hanging and shelving space—ideal for linen, seasonal items, or overflow storage. Bedroom One is a roomy double, enhanced by dual aspect dormer windows that flood the room with natural light and add architectural interest. Bedroom Two is also a double, complete with overhead fitted furniture and an airing cupboard housing a lagged cylinder, confirming the property benefits from a traditional boiler system rather than a combination unit. The family bathroom is finished in a crisp white suite, with tiling accented by a green border that complements the green panelled bath. A shower over the bath, glass screen, low-level WC, and corner pedestal basin with a matching corner cupboard above complete the space, offering both function and extra storage.



OUTSIDE

This delightful development is arranged in a classic mews-style layout, where a select number of homes are set around a private, cobbled courtyard accessed via an archway. The arrangement evokes a sense of seclusion and community, offering residents a peaceful retreat from the bustle of everyday life. Each property is thoughtfully positioned to maximise privacy while maintaining a harmonious architectural flow, featuring flint or brick facades, and period detailing that complements the surrounding heritage. The courtyard itself provides allocated parking, garaging, and a welcoming shared space that enhances the overall aesthetic and lifestyle appeal. Ideal for buyers seeking character, charm, and convenience, mews-style homes offer a unique blend of traditional design and modern comfort, often tucked away in desirable village settings like Willingdon. This property has a private walled garden that has lush vegetation which helps with its privacy, a path leads from the back door around the side of the property to a parking area as well as a single attached garage which is numbered for the property, an excellent space for extra storage of a vehicle or items you wish to keep secure.

LOCATION

Willingdon is a highly sought-after village offering a rare blend of historic character, countryside tranquillity, and easy access to Eastbourne, just 2.5 miles away. Set beside the 12th-century St Mary the Virgin Church, the village features flint-faced cottages, mews-style homes, and scenic walks inspired by Orwell's Animal Farm. Despite its peaceful setting, Willingdon is well-connected: Hailsham – 6 miles Tunbridge Wells – 27 miles Brighton – 22 miles Hastings – 20 miles Gatwick Airport – 45 miles
Local amenities include: Shopping: The Beacon (Eastbourne), Langney Centre, Sovereign Harbour Retail Park Healthcare: GP surgeries in Willingdon and Polegate, Eastbourne District General Hospital Attractions: South Downs Way, Birling Gap, Seven Sisters, Eastbourne seafront and pier.

DIRECTIONS: <https://w3w.co/vouch.trip.bikes>

Local Authority: Wealden

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

Tenure: Freehold

EPC: EPC Rating D

Council Tax Band: C

Price Guide £330,000

Viewings

By Appointment Only

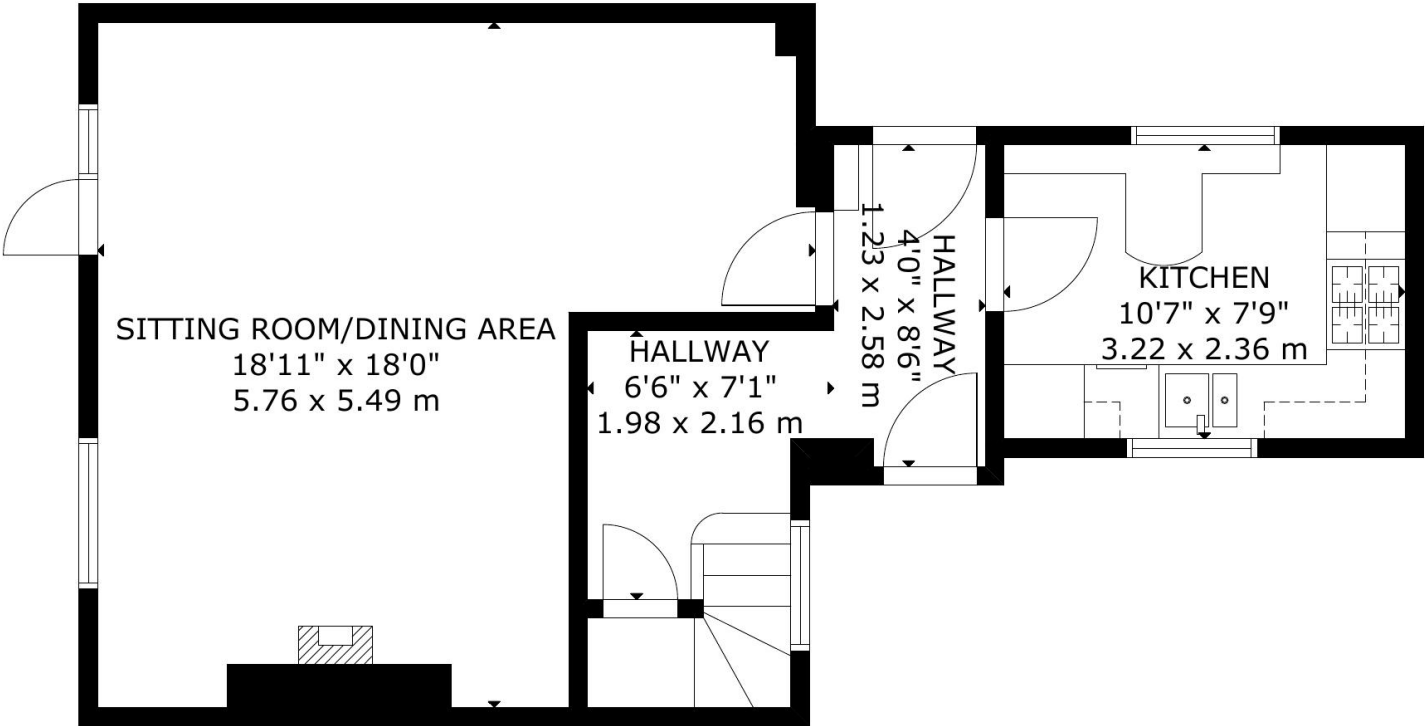
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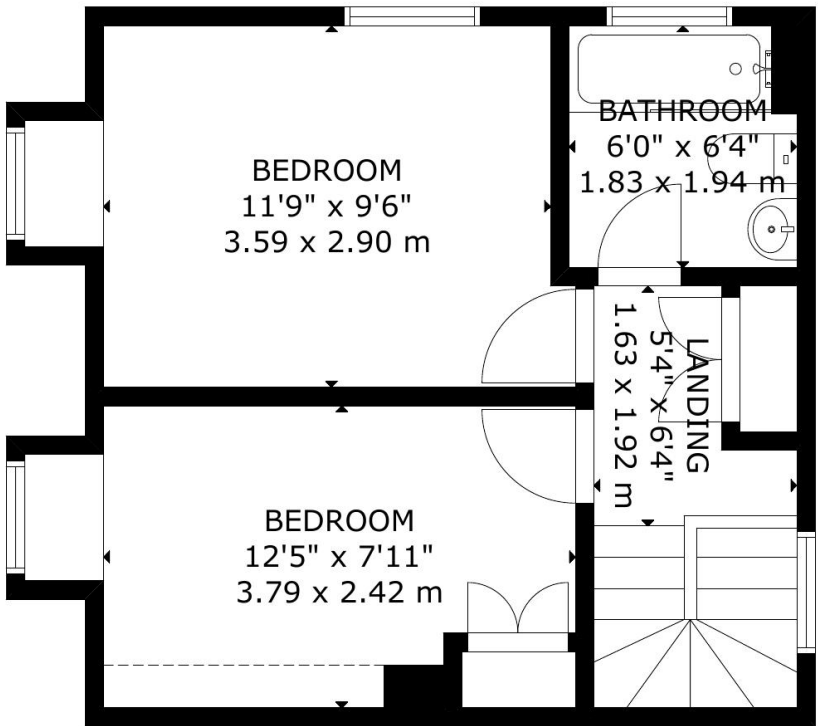
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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
TOTAL: 74 m²/790 sq.ft
FLOOR 1: 42 m²/450 sq.ft, FLOOR 2: 32 m²/340 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

