



62 Church Street, Willingdon, Eastbourne, East Sussex, BN22 0HX

Guide Price 275000-285000 Charming Two Bed Character Cottage Close To The South Downs. £275,000

- Freehold

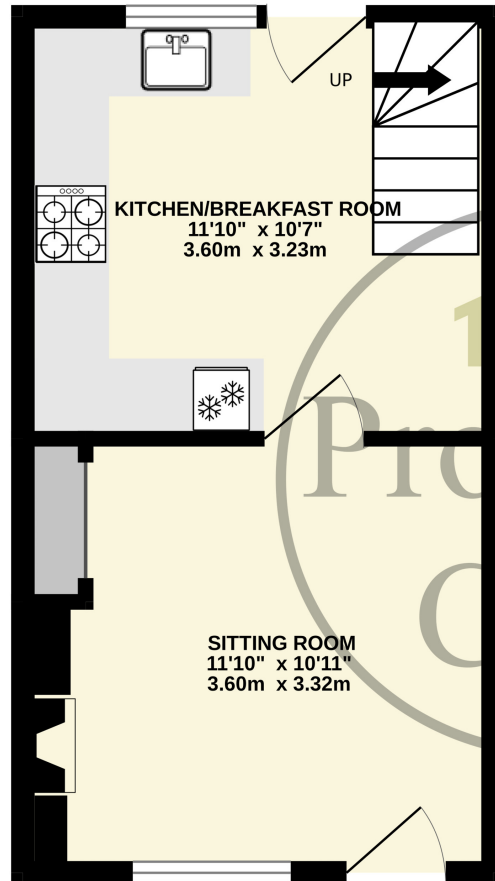




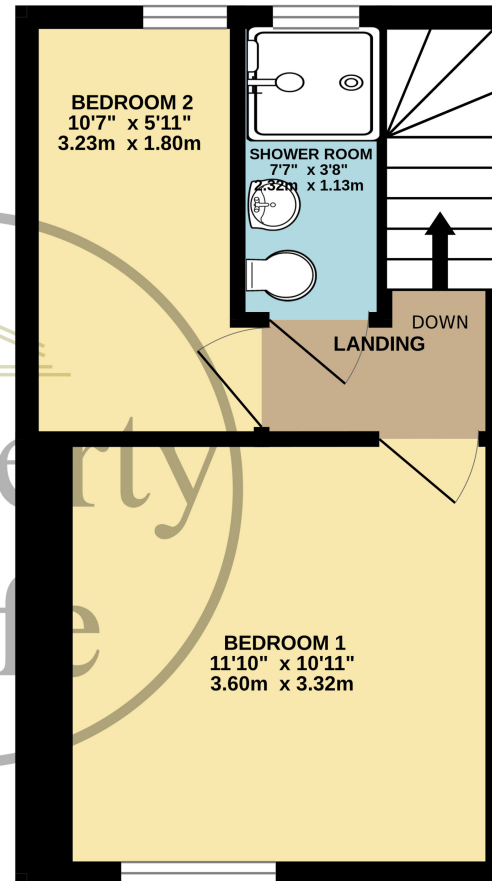
The Property Cafe Is Delighted To Offer For Sale : A charming Period Cottage located in the heart of Willingdon Village that has two bedrooms and presented for sale with immaculate decor throughout. As you will note from the adjacent photos the property has retained some lovely character features including an exposed brick fireplace with inset log burner and a charming walled Cottage garden with brick built utility outhouse with potential as a hobbies room or indeed a home office. Accommodation & benefits include: A cosy open plan style sitting room with wood burner * A fitted kitchen/breakfast room * A modern first floor shower room/wc * Double glazing & Gas fired central heating * Lovely Style & Character * Two Bedrooms (One Double) & A Lovely Walled Garden With Brick Built Outhouse : Location : Situated in a sought after location within a character area the local Church, eateries and shops and the Wheatsheaf Pub are all close by whilst access to Butts Brow and the South Downs is a short walk away. Polegate High street shops and the mainline railway station with direct trains to London is also approximately one mile distant. For additional details or to arrange to view please contact our sales team on 01424 224488...



GROUND FLOOR
248 sq.ft. (23.0 sq.m.) approx.



1ST FLOOR
244 sq.ft. (22.7 sq.m.) approx.



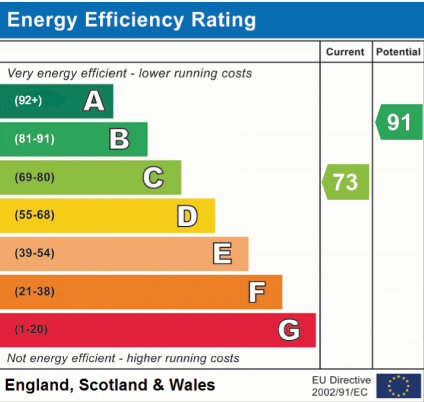
TOTAL FLOOR AREA : 492 sq.ft. (45.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Bedrooms: 2
Receptions: 1
Council Tax: Band C
Council Tax: Rate 2262.99
Parking Types: On Street.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: C (73)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Not suitable for wheelchair users.



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At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.

- Charming Period Character Cottage
- Two Bedrooms (One Double / One Single)
 - Cosy Sitting Room With Log Burner
 - Cottage Style Kitchen-Breakfast Rm
 - Modern First Floor Shower Room
- Gas Central Heating & Double Glazed
 - Lovely Walled Rear Garden
 - Original Brick Built Outhouse

- Immaculate Decor Throughout.
- Many Lovely Character Features
- Internal Viewing Highly Recommended
 - Sought After & Quiet Location
- Close To The Stunning South Downs
- (Polegate Station Approx 1 Mile Away)
- Call Our Sales Team On 01424 224488