



UPPER KINGS DRIVE

SOUTHDOWN
HOUSE

Welcome to

SOUTHDOWN HOUSE

A home with so much history, originally a farmhouse dating back to the 18th century, its story has grown alongside Willingdon village.

With only a handful of owners having enjoyed the privilege of calling it their home, Southdown House is now looking for its next owner.

At the top of a sweeping tree-lined road and amongst grand family homes, Southdown House stands out from the crowd, capturing lovely views of Willingdon village.

Meander up Upper Kings Drive and park on the driveway, before heading to the front door. Come on into the spacious entrance hall.

Make your way to the utterly unique sitting room decorated in neutral colours with plush carpet. Three large sash windows let the light flood in.

On a cold winter evening, cosy up on the sofa enjoying a warm cognac or hot cocoa.

At the end of the hall and through a door to your right, freshen up in your very own downstairs washroom.

Ahead, is the back door leading to a delightful courtyard. Before you explore the outside make your way back and under the stairs and open the door to find the basement. A versatile space for a gym or a cosy den for you or the children.

“Step through the front door and something captures you as soon as you walk into this home – an ambience of comfort and warmth.”



HEART of THE HOME

Make a left and emerge into the dining room; a space which works in synergy with the kitchen. A large sash window casts an evening glow around the dinner table at the end of a happy day.

To your left discover the modern kitchen. It is the perfect space for all your cooking needs with worktops coating the base units and an abundance of storage. Inset LED spotlighting shines down illuminating the worktop space with stone flooring below.

There is ample space for a fridge and freezer, washing machine, dishwasher, cooker and extractor above.



TIME *for* SLEEP

Make your way to the entrance hall and head up the original period staircase. On the upper floor, to the right, discover the second of the four bedrooms.

Ahead is the airing cupboard housing a water cylinder with space for you to keep your fluffy towels nice and warm.

To the right, the family bathroom. Sink into soothing waters in the feature freestanding roll-top cast iron bath.

Make your way down the corridor and slip through to the right, where the main bedroom awaits. Underfoot, delight in a plush, creamy carpet.

A wardrobe provides storage for your party outfits, and there is space for a dressing table, chest of drawers and chaise longue. Wake up to the sound of birds and the gentle rustle of trees from the comfort of your king-size bed through three large sash windows.



SPACE *to* RELAX

Sneak a peek left through the door where your en-suite bath & shower room awaits. Find a bath, separate shower, WC, bidet, sink and ladder style towel rail.

Make your way out onto the landing and ahead, decorated in a neutral colour, is the study. Perfect for anyone desiring a better work/life balance.

Continue up to the versatile loft space with plenty of head height, quirky and unique. With one of the rooms enjoying the comfort of its own en-suite shower room and with plenty of eaves storage for your Christmas decorations, summer wardrobes and keepsakes.

Make your way down to the kitchen and let's take a stroll about the outside of this village residence.



LET'S *step* OUTSIDE

First, to your right the garage, perfect to house that vintage car you may have been wanting to acquire or if you are more into your outside sports such as riding, canoeing, paddle boarding or even para-gliding which are all available in nearby villages, this is the perfect place to house all equipment.

With an automatic roller shutter door, electric light, wall mounted Baxi gas fired boiler and a great place to leave your Wellington Boots after a long walk with your furry friend.

Now explore the different areas. The first area giving access to two outbuildings offering plenty of storage and space for a tumble dryer.

The next area also has space for a table where you can enjoy a cup of coffee with a freshly baked hot croissant and start your day in peace. Ideal for casual brunches or barbeques with family and friends.

Through a wrought iron gate you access the next area with steps up to a sunny patio area. Currently very low maintenance however if you are a keen gardener or just fancy a vegetable patch, then this is ideal.

All year round the garden looks different, so enjoy the change in colours on the leaves, the shrubbery and flowers. In the warmer months breathe in the heady aroma of the flowers, especially the roses. The flint walls and wrought iron gates are a particular feature of this garden.



NEAR *and* FAR

Nestled at the foot of the South Downs National Park and with a plethora of stunning walks to enjoy all year round, this could be more than just a serene hideaway for you and your family.

Southdown House is well placed for bus services taking you to Eastbourne town centre with its comprehensive shopping facilities and theatres, together with mainline train station just over two miles distance. The picturesque seafront is approximately 3.1 miles distant.

Within a few meters there is the delightful Red Lion pub and further on the Wheatsheaf Inn. Sample the delights of local home-made food in the local pubs and restaurants.

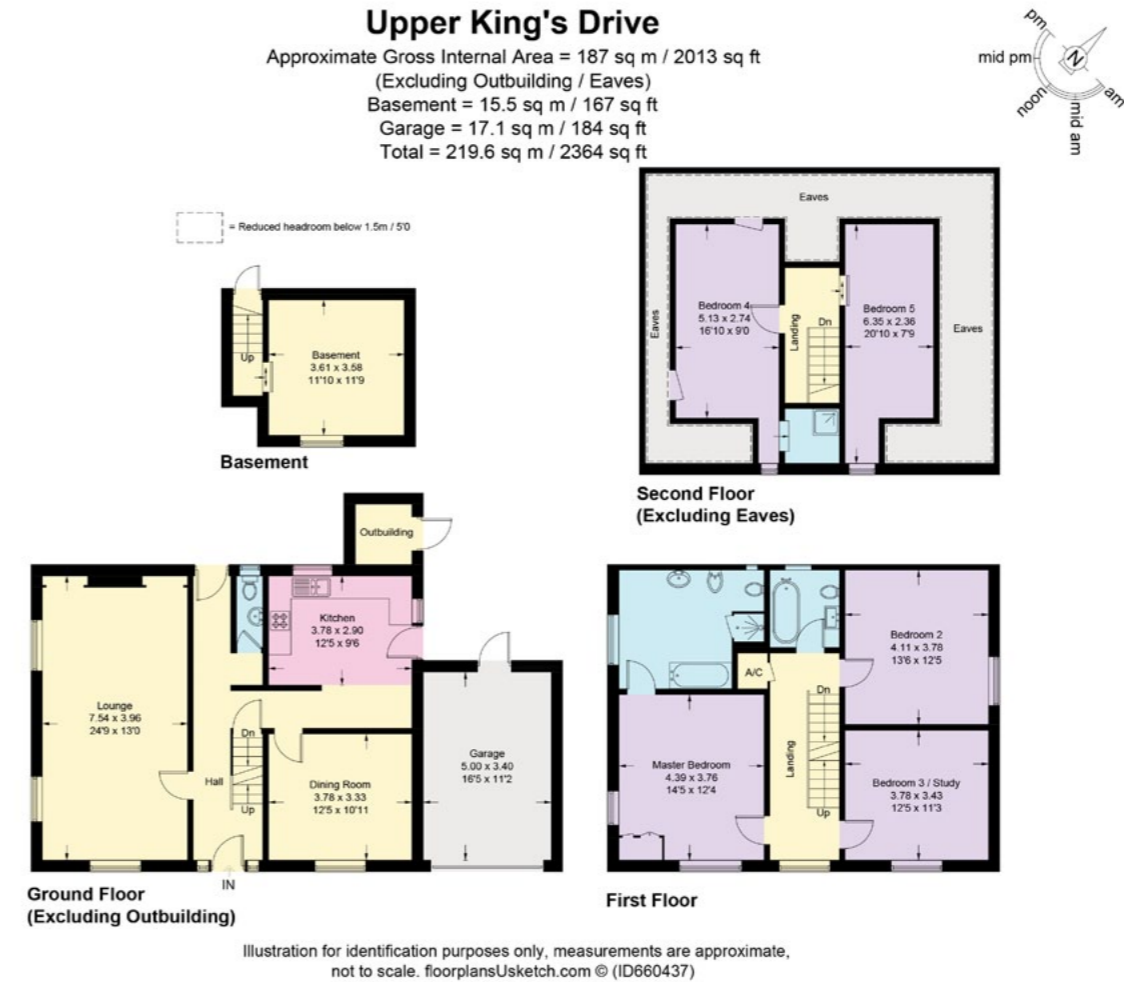
However, you are really spoiled for choice here with the delightful Hampden Park just around the corner.

If you are a fan of “Shop local, eat local & support local” the nearby shops sell quality local produce.

Access to the South Downs via Butts Lane is also within close proximity.

Hampden Park train station is only just over a mile away, with direct links to London Bridge, and Polegate just three miles where you will find an array of restaurants, coffee shops and other businesses.

The A27 links with the A22 to the north and the A22 to the south, providing access to the M23 and on to London, Gatwick and Heathrow airports, the Channel Tunnel Terminus and coastal ports.



HOME NUANCES

- Willington Village
- Detached four double bedrooms & office
- Basement
- Council tax band G
- Garage
- Two outbuildings
- Good WIFI strength
- EPC rating - E
- Chain free
- 3.1 miles to Eastbourne town centre
- 23 miles drive to Lewes
- 1hr 20m direct to London Victoria

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	84		80
	49		39
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	
<small>The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.</small>		<small>The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions.</small>	

STATE & PRIVATE SCHOOLS

Bedes and St Andrews between others and independent senior schools in Eastbourne and Upper Dicker (Bedes).



Southdown House
64 Upper Kings Drive
Willingdon Village
Eastbourne

To view Southdown House

Call Landline: 01323 332 344
Ana: 07960 498 963

Email info@beeshomes.com

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