



**HOME + CASTLE**  
ESTATE AGENTS

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VIEWING HIGHLY  
RECOMMENDED

**new**  
instruction



## Winchester Way, Eastbourne, BN22

Freehold | Bungalow - Detached | 2 Bedrooms

Home + Castle are delighted to offer the opportunity to acquire this beautifully presented 2 BEDROOM DETACHED BUNGALOW situated in one of the most sought after areas in LOWER WILLINGDON. This light and airy property offers spacious and comfortable living for it's owners, whilst also offering convenience with lots of local amenities and popular schools being located close by. Winchester way comprises of; 2 DOUBLE BEDROOMS, an updated Kitchen and Bathroom, 2 reception rooms, a utility room and a SPACIOUS SOUTH FACING GARDEN. This is the ideal opportunity to obtain this wonderful family home. Viewing is recommended.

**FOR SALE**  
**FREEHOLD**  
**£440,000**

### **Approach**

Beautiful curb- appeal, Mostly laid to lawn with a sizable driveway. Off-road parking for 3+ cars.

### **Entrance Hall**

Solid oak flooring, down lights, radiator and power points.

### **Kitchen**

A range of base, wall, and drawer units, dual aspect double glazed windows, gas hob and electric oven with an overhead cooker hood, composite sink with stainless steel tap, plumbing for dishwasher, space for fridge freezer, solid oak flooring and down lights.

### **Living room**

Dual aspect double glazed windows, solid oak flooring, gas fire, pendant light fittings, radiator, power points.

### **Utility room**

Tiled flooring, composite sink, plumbing for a washing machine and space for a tumble dryer, power points and a side light. Access to the garage.

### **Conservatory**

Tiled flooring, radiator and power points. French doors out to the garden.

### **Bedroom 1**

Double glazed window to the rear aspect, carpet, fan ceiling light fitting, built in wardrobe units, radiator and power points.

### **Bedroom 2**

Double glazed window the rear aspect, carpet, pendant light fitting, built in wardrobe units, radiator and power points.

### **Bathroom**

Double glazed opaque window, vanity unit sink with chrome mixer tap, WC, walk in shower with electric shower fitting, paneled bath with chrome shower attachment, chrome ladder style radiator, tiled flooring and down lights.

### **Garden**

South facing garden, mostly laid to lawn with a sizable patio area. Side access from the front of the property.

### **Garage**

Electric door, light and electricity throughout, dual access from the outside or through the property.

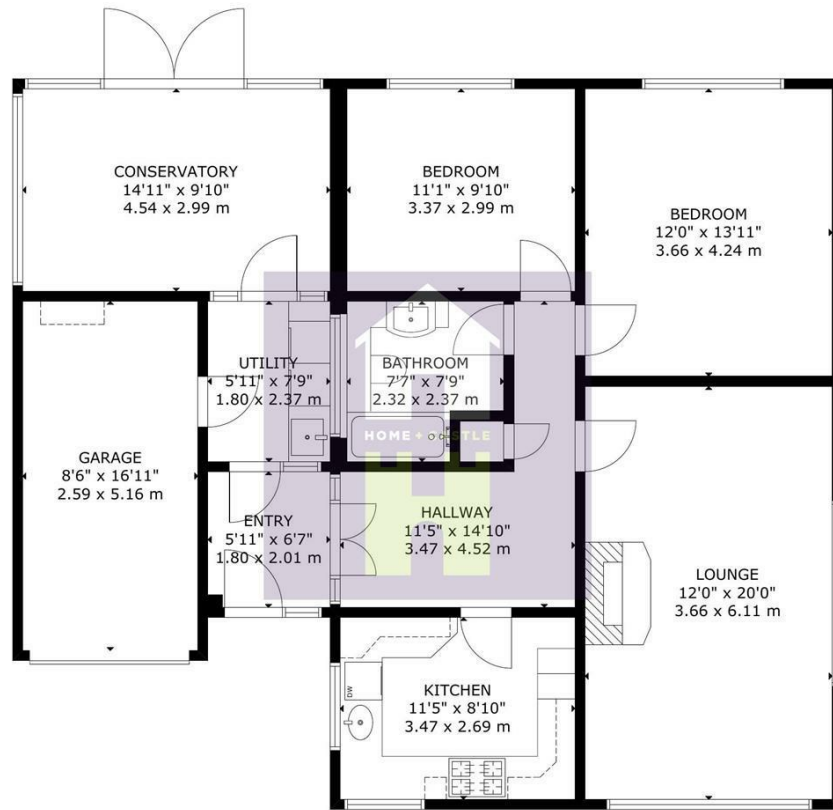
### **Additional Information**

This property has had a new roof which was done 4 years ago.

The loft is fully boarded and insulated

This property has a combination boiler that is situated in the loft.

# Floor Plan



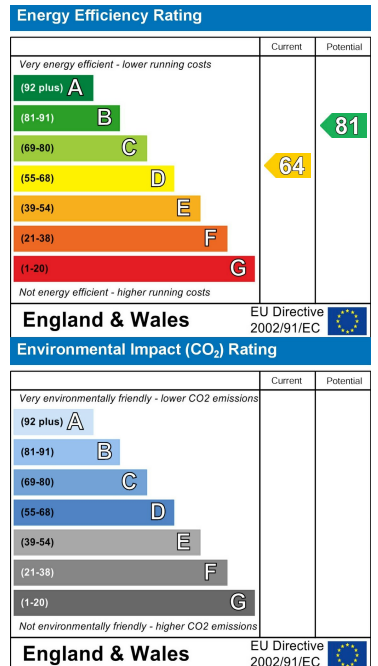
GROSS INTERNAL AREA  
 TOTAL: 99 m<sup>2</sup>/1,066 sq.ft  
 FLOOR: 1: 99 m<sup>2</sup>/1,066 sq.ft  
 EXCLUDED AREAS: GARAGE: 13 m<sup>2</sup>/144 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.