

HUNT FRAME

ESTATE AGENTS



1 Winchester Way, Eastbourne, BN22 0JL

Offers In Excess Of £500,000



A DECEPTIVELY SPACIOUS, EXTENDED FOUR BEDROOMED DETACHED FAMILY HOME in this favoured Willingdon location. EXTREMELY WELL PRESENTED by the current owners, with VERSATILE ACCOMMODATION to include a LUXURY FITTED KITCHEN, an EN-SUITE to the MASTER BEDROOM and LANDSCAPED GARDENS. Additionally, the property offers a GARAGE and DRIVEWAY PARKING for SEVERAL VEHICLES.

In a requested position with DOWNS VIEWS from the front elevation, the property enjoys a level plot with an attractive interior. The position is ideal for access to Eastbourne's town centre, which is about 2.5 miles distant and there are mainline rail services from Eastbourne town centre and from Hampden Park to London Victoria and to Gatwick. To the west of Willingdon village is the scenic downland countryside of the South Downs National Park. Sporting facilities in the Eastbourne area include 3 principal golf courses with the nearest being the Willingdon course.



ENTRANCE HALL

Solid oak flooring, understairs storage cupboard, second built-in storage cupboard.

CLOAKROOM

White suite comprising of a pedestal wash hand basin, a low level wc, part tiling to walls, upvc patterned window to the side, radiator.

SITTING ROOM

20'2 x 13'4 (6.15m x 4.06m)

Dual aspect with a feature fireplace and Marble hearth with a inset living flame gas fire, television and satellite points, telephone point, double glazed windows to the front and Bi-fold doors to the rear providing access to and overlooking the rear garden.

FAMILY ROOM

13'3 max x 13'9 max (4.04m max x 4.19m max)

Upvc windows to the front and double casement doors to the rear, LED spotlighting, solid oak flooring, access to the rear garden.

KITCHEN

12'8 x 9'0 (3.86m x 2.74m)

Comprehensive range of eye level and floor standing units in cream gloss with solid wood work surfaces, inset one and half bowl sink unit with mixer tap and drainer, range style cooker with canopied extractor above, integrated fridge/freezer, washing machine and dishwasher, solid oak flooring, double glazed windows to the rear aspect overlooking the garden, door to the dining/family room.

FIRST FLOOR LANDING

Spacious landing with access to the loft, which is insulated and fully boarded with retractable ladder, radiator.

MASTER BEDROOM

14'0 max x 11'2 plus wardrobe space (4.27m max x 3.40m plus wardrobe space)

Upvc windows to the front and rear, television and satellite points, built in wardrobes, door to the en-suite shower room.

EN-SUITE

Comprising of a double shower cubicle, travertine tiling to the walls, extractor unit, wall mounted wash hand basin with a dual

flush wc, heated towel rail, under floor heating, upvc patterned window to the rear.

BEDROOM 2

13'5 x 11'0 (4.09m x 3.35m)

Upvc windows to the front with views towards the South Downs, radiator, coving to the ceiling, telephone point.

BEDROOM 3

13'5 x 8'7 (4.09m x 2.62m)

Upvc windows to the rear, overlooking the garden, coving to the ceiling, radiator.

BEDROOM 4

7'9 x 6'0 (2.36m x 1.83m)

Upvc windows to the front with views towards the South Downs, radiator, built in storage cupboard, coving to the ceiling.

FAMILY BATHROOM,

White suite comprising panelled bath with telephone style mixer taps and shower attachment, separate shower attachment, concertina shower screen, pedestal wash hand basin with chrome fittings, low level wc, radiator, fully tiled walls, upvc obscure window to rear.

REAR GARDEN

Spacious patio area leading to the lawn with a decked terraced area currently housing the hot tub, fenced surround with gated side access.

FRONT GARDEN

Principally laid to lawn, pathway to the front door.

GARAGE

Electric roller door, power and light.

OFF ROAD PARKING

Ample parking on two driveways with parking available for four vehicles



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			84
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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