



## 11 Crouch Close, Eastbourne, BN20 9EL

Price Guide £825,000



GUIDE PRICE £825,000 TO £875,000

SUPERB DETACHED FAMILY HOME, SITUATED IN A LOVELY CLOSE IN THE HEART OF WILLINGDON VILLAGE with a STUNNING KITCHEN EXTENSION along with a COMPLETE PROGRAMME OF REFURBISHMENT throughout. EXTENDING to approximately 1850 sq ft in size with an EXTREMELY VERSATILE INTERIOR and all set in an attractive, LANDSCAPED GARDENS.

Enviably situated in old world Willingdon village with the downland countryside of the South Downs National Park close by. Eastbourne town centre is less than 3 miles distant with a range of amenities, to include the new Beacon shopping centre along with mainline rail services to London Victoria and to Gatwick. Sporting facilities in the area are numerous include golf courses and one of the largest sailing marinas on the south coast.





ENTRANCE PORCH

Composite entrance door with matching glazed windows to the side, tiled flooring, inner glazed door with matching window side into hallway.

HALLWAY

15'2 x 5'9 (4.62m x 1.75m)  
Spacious entrance hallway with tiled flooring, radiator, inset spotlighting, doors off to the reception room, study/playroom, utility room, kitchen/breakfast room and separate WC, under stairs storage cupboard.

SITTING/DINING ROOM

22'2 x 19'11 (6.76m x 6.07m)  
Spacious principal sitting/dining room with engineered real hardwood flooring, three radiators, dual aspect with UPVC double glazed windows to the front elevation with matching windows overlooking the rear terrace and gardens, sliding UPVC double glazed patio doors overlooking and giving access into the conservatory, central Minster style fireplace with mantel and hearth with an inset coal effect fire, staircase rising to the first floor.

CONSERVATORY

12'6 x 7'7 (3.81m x 2.31m)  
Of dwarf brick wall construction with UPVC double glazed windows above, pitched poly carbonate roof, UPVC double opening glazed doors overlooking and giving access to the gardens, tiled flooring and radiator.

PLAY ROOM/STUDY

12'4 x 9'9 (3.76m x 2.97m)  
A range of bespoke purpose built-in storage cupboards with a TV area, wood flooring, UPVC double glazed windows to the rear aspect with views over the terrace and gardens, radiator.

KITCHEN/DINING ROOM

24'7 x 13'9 (7.49m x 4.19m)  
Stunning kitchen/breakfast room extension, being recently constructed (completed in 2022 under Eastbourne Planning Application No. PC/210504) and is the outstanding benefit of the property with an extensive, bespoke range of wall mounted and floor standing units to include a number of integral design features to include glazed display cabinets, under unit lighting, extensive Corian counter tops with space for a freestanding range style cooker with a Smeg canopied extractor with lighting and matching splashback above, central Corian built island with cupboards beneath (power supply) and an inset one and a half bowl sink unit with integrated drainer with contemporary extendable mixer with separate hot tap facility, two radiators and bi-fold doors with fitted blinds that allow access to the front terrace, along with four solar velux windows being remotely activated with auto rain closure operation, a feature picture window faces the front elevation with remotely operated blinds, under floor heating, UPVC and double glazed door to the side aspect, giving access to the side passageway and thus the front and rear gardens.

UTILITY ROOM

15'3 x 5'3 (4.65m x 1.60m)  
Fitted with an extensive range of floor standing and wall mounted units with large, floor to ceiling storage cupboards with one of them concealing the wall mounted replacement combination boiler, space for washing machine, dryer and under counter fridge/freezer, one and a half bowl stainless steel sink unit with contemporary extendable mix tap and drainer, worktop space with matching splashback, UPVC double glazed door allowing rear access to the gardens, radiator and ceiling lighting.

WC

Refitted suite with a low-level WC and wall mounted wash hand basin set in vanity unit with a cupboard beneath, ladder style radiator, tiled floor, and ceiling lighting, UPVC double glazed patterned window to the side aspect.

LANDING

Staircase rising from the sitting room with a large double glazed picture window on the half landing, landing with loft access and doors off to the bedrooms and family bathroom.

BEDROOM 1

12'0 x 10'10 (3.66m x 3.30m)  
Spacious master bedroom with range of fitted double wardrobes, UPVC double glazed windows to the rear elevation with delightful views over the gardens and tree line boundary beyond, radiator, coving, door to the en-suite.

EN-SUITE

Refitted luxury en-suite with a panelled bath with rainfall shower system, fully tiled walls, low level WC with a concealed cistern, wall mounted matching 'His and Her's' wash hand basins with two large double cupboards beneath, further large matching cupboard to the side with a mirrored cabinet above, ladder style radiator, underfloor heating with the control panel in the bedroom.

BEDROOM 2

11'9 x 8'11 (3.58m x 2.72m)  
Spacious double second bedroom with a full width run of range of built-in wardrobe cupboards, radiator, UPVC double glazed window to the rear aspect with lovely far reaching views.

BEDROOM 3

9'1 x 8'11 (2.77m x 2.72m)  
UPVC double glazed window to the rear elevation, radiator.

BEDROOM 4

10'6 x 7'6 (3.20m x 2.29m)  
UPVC double glazed window to the front aspect, radiator.

FAMILY BATHROOM

Again recently fitted by the current owners with a panelled bath with Twinhead rainfall shower system, wash hand basin set in a vanity unit with cupboards, low-level WC with a concealed cistern with further adjacent cupboards, storage cabinet with mirror and sensor lighting, upright radiator, fully tiled with tiled flooring, recessing lighting, double glazed patterned window to the front elevation.

REAR GARDENS

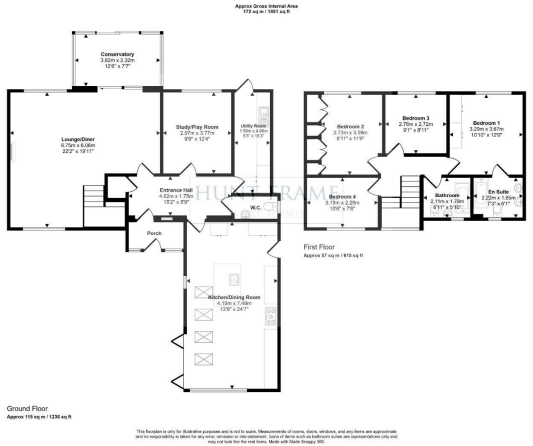
Outside rear gardens accessed from the conservatory, utility room or side gate, raised to paved terrace with lovely, slightly elevated views across the gardens and beyond, step down to a lower lawn area, fenced boundaries, raised display borders with flowering shrubs, access to a large timber shed, insulated throughout with power and light, previously used by the owners as an outside office or ideal for use as a workshop or for storage, outside tap, gated side access.

FRONT GARDENS

Landscaped by the current owners, entrance to the kitchen/dining room extension or main entrance via an enclosed porch, established borders.

DOUBLE CAR PORT

Covered carport with parking for two vehicles with an EV point.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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