





### welcome to

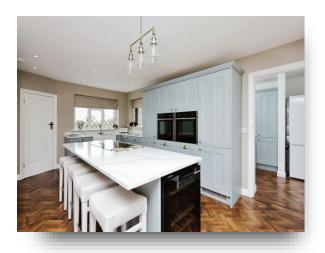
## **Huggetts Lane, Eastbourne**

\*\*Guide Price £875,000-£900,000\*\*

A truly magnificent four bedroom detached residence of individual design, commanding glorious views over the South Downs from this highly desirable Willingdon location.













# **Entrance Reception Hall**

Tiled flooring. Deep storage cupboard below stairs. Radiator.

#### **Sitting Room**

18' x 11' 5" ( 5.49m x 3.48m )

Double glazed window to the front aspect with made to measure shutters. Feature fireplace. Radiators. Television point. Double doors leading to study.

#### **Open Plan Living**

25' 3" x 19' 5" ( 7.70m x 5.92m )

#### **Magnificent Moden Kitchen**

Luxuriously equipped with an extensive range of Silestone working surfaces with wall and base units with matching cabinets above incorporating a large inset double bowl butler style sink unit with mixer taps, Range of integrated appliances include double eye level ovens, dishwasher, full length refrigerator/freezer. The spectacular centre island with large induction hob, range of pull out draws including bin storage, ample seating area, integral wine fridge. Larger larder cupboard with range of storage and wall mounted gas boiler. Spotlighting. Double glazed window to the front.

#### Living/ Dining Area

The open plan livings boasts a wonderful space for entertaining with contemporary secondary living space and dining area with bi-foliding doors leading to rear garden, Kardean flooring, television point, radiators and double glazed window to the rear.

#### Study

10' 4" x 8' 10" ( 3.15m x 2.69m )

Double glazed window to the rear. Access to sitting room and living area.

#### **Utility Hall**

19' 2" x 7' 5" ( 5.84m x 2.26m )

Further entrance door to the front aspect. Range of wall and base units with one bowl sink and drainer unit, space and plumbing for washing machine, tumble dryer and fridge/freezer. Spotlighting. Rear

access door leading to garden.

#### **Downstairs Shower Room & W.C**

Modern suite comprising shower cubicle, low level W.C, wash hand basin with vanity unit, double glazed window to the rear.

## Spacious First Floor Landing Bedroom 1

18' 11" x 11' 4" ( 5.77m x 3.45m )

Double glazed window to the rear aspect. Radiator. Television point. Opening to;

#### **Dressing Room**

11' 8" x 7' 1" ( 3.56m x 2.16m )

Extensive range of bespoke built in wardrobe cupboards. Double glazed window to the front. Access to;

#### **En Suite Shower Room**

Luxuriously fitted with large shower unit with wall mounted fittings, 'His & Hers' double wash hand basin with vanity units below, low level W.C, window to the side aspect.

#### **Bedroom 2**

16' 4" x 10' 2" ( 4.98m x 3.10m )

Double glazed window to the rear. Double sliding wardrobes. Radiator.

#### **Bedroom 3**

11' 5" x 10' 4" ( 3.48m x 3.15m )

Double glazed window to the front. Radiator. Television point.

#### **Bedroom 4**

9' 10" x 7' 9" ( 3.00m x 2.36m )

Double glazed window to the rear. Radiator.

### Bathroom

Contemporary style suite with feature spacious bath with wall mounted shower unit and attachment, wash hand basin with vanity unit below, low level W.C, radiators, double glazed windows.

#### Outside

The outside is a true highlight of the property, featuring beautifully maintained lawned rear gardens measuring approximately 100 feet in length. The gardens include paved seating areas and a charming summerhouse, offering a perfect blend of relaxation and outdoor enjoyment.

#### Garage Agents Note

As per the Estate Agency Act of 1979 the owner of this property is a relation to an employee of the Connells Group.





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## **Huggetts Lane, Eastbourne**

- \*\*Guide Price £875.000-£900.000\*\*
- DETACHED RESIDENCE OF INDIVIDUAL DESIGN
- FOUR DOUBLE BEDROOMS WITH DRESSING ROOM AND EN SUITE TO MASTER
- OPEN PLAN LIVING WITH LUXURIOUS MODERN **KITCHEN**
- UTILITY ROOM & DOWNSTAIRS SHOWER ROOM/W.C

Tenure: Freehold EPC Rating: E



Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

Total floor area 211.7 m² (2,279 sq.ft.) approx

guide price

£875,000 - £900,000







Huggetts Ln Hugge Lane Recreation Ground Meadows Rd New Lopb Map data ©2025 Google Coogle

Please note the marker reflects the postcode not the actual property

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Property Ref: EBN119374 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or



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