



Huggetts Lane, Eastbourne BN22 0LX

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 Modern 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. Spot lighting. Double glazed window to the front.

Living/ Dining Area

The open plan living boasts a wonderful space for entertaining with contemporary secondary living space and dining area with bi-fold 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. Spot lighting. 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

guide price

£875,000 - £900,000



Total floor area 211.7 m² (2,279 sq.ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

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.



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Property Ref:
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Please note the marker reflects the
postcode not the actual property