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**The Retreat St. Marys Close, Willingdon, Eastbourne, East Sussex, BN22 0ND**

**Guide Price £850,000 Freehold**

Taylor Engley are delighted to offer to the market this well presented INDIVIDUAL FOUR BEDROOMED DETACHED HOME located in the desirable Willingdon area. This deceptively spacious home is approached via a long gated driveway, which is a particular feature of this property and provides a degree of seclusion from the road. The accommodation is considered to be in excellent decorative order and is offered with the benefit of gas fired central heating and double glazed windows. Features include a spacious reception hall, two reception rooms, ground floor bedroom 4/optional study, fitted kitchen with Granite worktops, spacious utility room, principal bedroom with en-suite and a family bathroom. Outside the gardens extend to approximately 0.21 of an acre and features a naturally fed stream. EPC=C.





The property is situated just off the highly sought after Huggetts Lane at Willingdon being within level walking distance of Huggetts Lane recreation ground, bus services and local shops at Freshwater Square. The South Downs National Park where numerous scenic walks can be enjoyed is also only a short walk away. Polegate with its mainline railway station is approximately one mile distant whilst Eastbourne, which offers a comprehensive range of shopping facilities and mainline railway station is approximately three miles distant.

**\* WELL PRESENTED INDIVIDUAL HOME \* SOUGHT AFTER WILLINGDON LOCATION \* FEATURE LONG GATED DRIVEWAY \* GARDENS OF APPROXIMATELY 0.21 OF AN ACRE WITH NATURALLY FED STREAM \* EXCELLENT DECORATIVE ORDER \* TWO RECEPTION ROOMS \* GROUND FLOOR BEDROOM \* FOUR/OPTIONAL STUDY \* FITTED KITCHEN/BREAKFAST ROOM \* SPACIOUS UTILITY ROOM \* CLOAKROOM \* THREE FIRST FLOOR BEDROOMS - ONE WITH EN-SUITE \* FAMILY BATHROOM \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZED WINDOWS \* VIEWS OF THE SOUTH DOWNS NATIONAL PARK \* INTERNAL VIEWING HIGHLY RECOMMENDED \***



## The accommodation

Comprises:

Oak front door opening to:

### Reception Hall

13'3 x 12'4 (4.04m x 3.76m)

(Maximum measurements provided).

Oak flooring, central heating thermostat, double built-in cloaks cupboard.

### Cloakroom

Low level wc with concealed cistern, wash hand basin with mixer tap set into drawer unit, chrome effect heated towel rail, engineered oak flooring, downlighter.

### Sitting Room

22'2 max x 14'6 max (6.76m max x 4.42m max)

Spacious room with outlook to rear, fitted wood burner with Granite hearth, radiator, doors opening to rear garden.

### Dining Room

12'5 max x 11'11 max (3.78m max x 3.63m max)

Radiator, outlook to front.

### Ground Floor Bedroom 4/Optional Study

14' x 11'4 (4.27m x 3.45m)

Radiator, doors opening to rear garden.

### Fitted Kitchen/Breakfast Room

18'5 max x 10'10 max (5.61m max x 3.30m max)

(Maximum measurements are taken wall to wall and include depth of fitted units and measurements exclude deep door recess).

Granite work surfaces with upstand, deep glazed sink unit with mixer tap over, range of base and wall mounted cupboards, breakfast bar with storage baskets below, Neff eye level electric oven with cupboard above and saucepan drawer below, Neff four ring electric hob with extractor fan over, Bosch dishwasher, space for American style fridge freezer with cupboards either side and over, further matching storage cupboard with pull-out shelving, radiator, engineered oak flooring, downlighters, window to side, door to side. Door opening to utility room.

### Utility Room

16'7 max x 7'11 max (5.05m max x 2.41m max)

(Maximum measurements including depth of fitted units).

(Former garage).

Work surface with base unit below and cupboard over, space and plumbing for washing machine, space for under counter fridge and freezer, Worcester wall mounted gas boiler, central heating programmer, window to side.

Stairs rising from reception hall to:

### First Floor Landing

Feature window to front, walk-in airing cupboard housing cylinder and shelving and having light, radiator, loft hatch to roof space.

### Bedroom 1

18'10 x 12'7 max( 5.74m x 3.84m max)

(18'10 into window recess, measurements exclude wardrobe cupboard recess area).

Spacious room having two windows to rear, two radiators, two double built-in wardrobe cupboards.

### En-Suite Shower Room

Shower recess with rain head style shower head over, wash hand basin with mixer tap set into drawer unit, low level wc with concealed cistern, chrome effect heated towel rail, access to under eaves storage area, tiled floor, mostly tiled walls, downlighters, window to side.

### Bedroom 2

16'4 x 9' max (4.98m x 2.74m max)

(16'4 excluding window recesses).

Through room having windows to front and rear, two radiators.

### Bedroom 3

13' x 10'1 max (3.96m x 3.07m max)

(10'1 max reducing 8'10).

Double built-in wardrobe cupboard, radiator, outlook to rear.

### Family Bathroom

Shaped enamel bath with adjacent chrome mixer tap and shower fitment, twin wash hand basin set into drawer unit, low level wc with concealed cistern, heated towel rail, downlighters, window to front.

### Outside Gardens

The property is set within gardens of approximately 0.21 of an acre. To the front of the property there is a gated driveway providing ample parking. Adjacent to the driveway there is a lawned bank, naturally fed stream and some shrubs. The rear garden has a patio area to immediate rear, lawned area, naturally fed stream, various mature shrubs, outside light, gravel sitting area adjacent to kitchen and gate to side.

### COUNCIL TAX BAND:

Council Tax Band - 'G' Wealden District Council.

### BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

### FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.



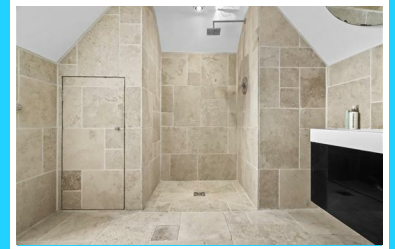
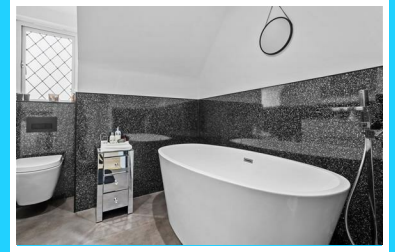
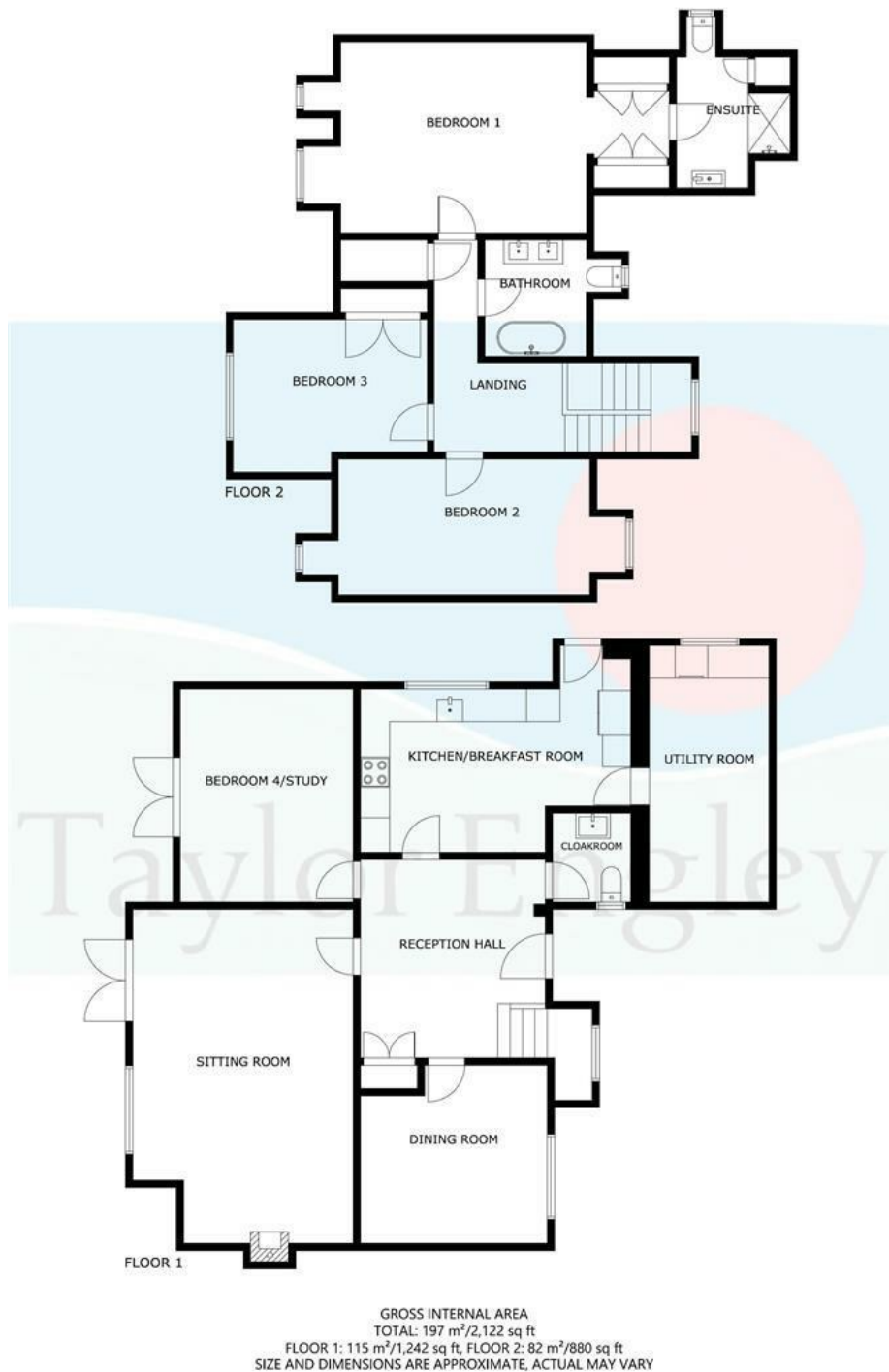












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	75	82
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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

**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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