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Taylor Engley



2 Hazel Grove, Willingdon, Eastbourne, East Sussex, BN20 9RR

Offers In Excess Of £399,950 Freehold

*** CHAIN FREE *** This delightful detached house presents an excellent opportunity for those seeking a comfortable and inviting home. Boasting two well-proportioned bedrooms with built-in wardrobes, this property is perfect for small families, couples, or individuals looking for a peaceful retreat. The property has recently been redecorated throughout and benefits from gas fired central heating and sealed unit double glazing. One of the standout features of this property is the well-maintained garden to the rear, which offers a serene outdoor space. Beautiful **VIEWS OF THE SOUTH DOWNS** can be enjoyed from the front outlook. EPC = E



*** ENTRANCE HALL * LOUNGE * DINING ROOM * CONSERVATORY * KITCHEN * CLOAKROOM/WC *
TWO DOUBLE BEDROOMS * BATHROOM * WELL MAINTAINED REAR GARDEN * SPACIOUS
DRIVEWAY * GARAGE ***

The property is situated in a highly sought after area, with local shops and schools close by. For those who enjoy country walks, access can be gained to the South Down close by.



FRONT DOOR TO:

ENTRANCE HALL

Feature circular stained glass window to front, double glazed window to side, radiator, understairs storage cupboards.

CLOAKROOM/WC

White suite comprising low level WC, washbasin, double glazed window to side.

KITCHEN

12'3" x 8'9" max (3.73m x 2.67m max)

Fitted with a range of cream fronted cupboards and drawers, sink unit, worksurfaces, space and plumbing for washing machine, electric cooker with extractor hood over, slimline dishwasher, space for further appliances, larder cupboard. Double glazed windows with outlook to side and rear, door to rear garden.

LOUNGE

13'2" x 12'11" max (4.01m x 3.94m max)

Double glazed bay window with outlook to front, fireplace with cupboards to either side, double part glazed doors to:

DINING ROOM

12'11" x 10' max (3.94m x 3.05m max)

Radiator, double part glazed doors to:

CONSERVATORY

10'6" x 8'10" (3.20m x 2.69m)

Fitted blinds, doors to garden.

From the entrance hall stairs rise to first floor landing.

BEDROOM ONE

14'5" x 10'7" to wardrobe fronts (4.39m x 3.23m to wardrobe fronts)

Double glazed window with outlook to front enjoying Downland views. Radiator, built-in wardrobe cupboards.

BEDROOM TWO

14'3" x 10'11" (4.34m x 3.33m)

Double glazed window with outlook to side, two radiators, built-in wardrobe cupboards, cupboard housing Baxi boiler.

BATHROOM

White suite comprising vanity washbasin with cupboards below, low level WC, bath with shower over, heated towel rail, double glazed window to side and Velux window.

GARDEN

The rear garden is well maintained and enjoys both patio and lawned areas, well stocked flowerbeds. Gate to front, outside tap, shed, summerhouse, pergola, door to garage.

DRIVEWAY & GARAGE

Spacious driveway leading to the garage (15'9" x 7'1") with power and light and window and door to rear.

BROADBAND AND MOBILE PHONE

CHECKER:

For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

COUNCIL TAX BAND:

Council Tax Band - E

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.

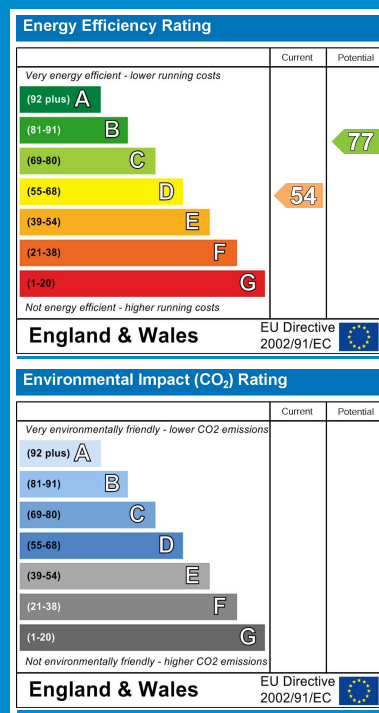
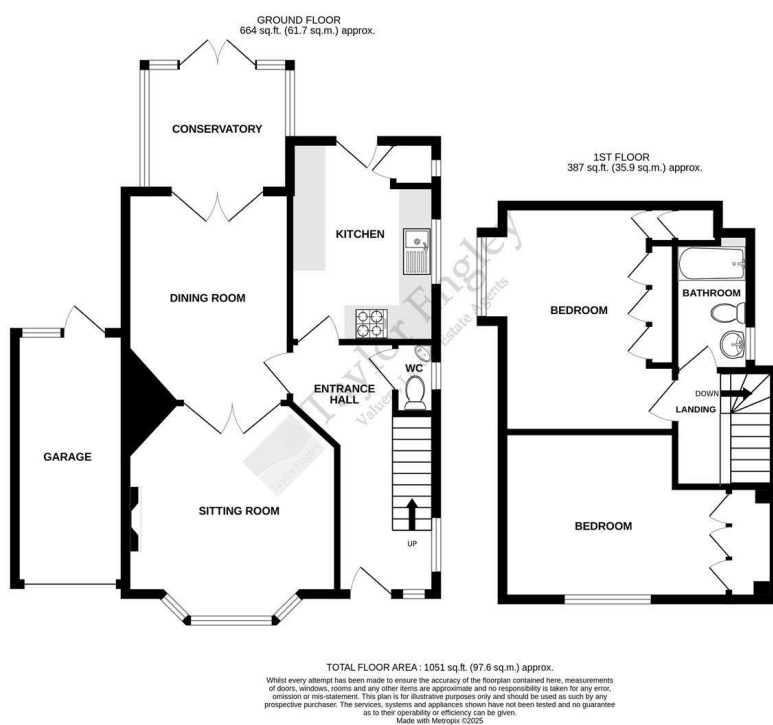
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.









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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