



01323 412200




TOWN PROPERTY


Freehold

Guide Price

£430,000 - £450,000

 3 Bedroom

 2 Reception

 1 Bathroom



11 Gloucester Close, Eastbourne, BN22 0JT

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Secluded rear gardens and distant views can be enjoyed from this attractive detached house in Willingdon that has three bedrooms, a driveway and single garage. Presented to a high standard throughout, there is a spacious sitting/dining room that leads to a generous double glazed conservatory/family room. The property also benefits from a modern and well appointed kitchen and a modern bathroom/wc whilst double glazing and gas fired central heating and radiators extend throughout with a new Vaillant boiler installed in December 2020. There is a useful lean to passageway that runs front to back and is accessed from the kitchen. Willingdon Village is just a short walk away and shops in Freshwater Square and Willingdon School are also easily accessible. The stunning Heritage downland, Butts Brow and Paragon Fields are also in the surrounding area.

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Main Features

- Detached House
- 3 Bedrooms
- Sitting Room
- Double Glazed Conservatory/Family Room
- Modern Kitchen
- Bathroom/WC
- Driveway & Garage
- Lovely Secluded Rear Garden
- Planning Permission For Extension

Entrance

Covered entrance porch. Frosted double glazed door to-

Entrance Hallway

Radiator. Understairs cupboard. Further large coats cupboard. Carpet. Frosted double glazed window.

Sitting Room

20'04 x 13'07 (6.20m x 4.14m)

Two radiators. Carpet. Fireplace surround and mantel above with inset electric fire. Double glazed window to front aspect.

Double Glazed Conservatory/Family Room

12'08 x 12'07 (3.86m x 3.84m)

Radiator. Wood laminate flooring. Double glazed windows to rear and side aspects and double glazed double doors to rear.

Modern Kitchen

13'09 max x 9'01 (4.19m max x 2.77m)

Range of units comprising bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces having cupboards and drawers under. Range of wall mounted units and concealed gas boiler. Space for gas cooker, fridge and freezer. Space and plumbing for washing machine. Integrated dishwasher. Radiator. Wood laminate flooring. Double glazed window to rear aspect.

Stairs from Ground to First Floor Landing:

Radiator. Store cupboard. Access to loft (not inspected). Double glazed window to side aspect.

Bedroom 1

13'09 max narrowing to 11'06 x 11'02 (4.19m max narrowing to 3.51m x 3.40m)

Radiator. Carpet. Double glazed window to front aspect.

Bedroom 2

13'06 x 9'01 (4.11m x 2.77m)

Radiator. Carpet. Double glazed window to rear aspect with far reaching views.

Bedroom 3

8'05 x 7'08 (2.57m x 2.34m)

Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect.

Bathroom/WC

Panelled bath with mixer tap, shower screen and wall mounted shower. Pedestal wash hand basin with mixer tap. Radiator. Fully tiled walls. Frosted double glazed window.

Outside

The gardens are well maintained and laid to lawn with mature and secluded flower and shrub borders. The rear garden which is secluded also benefits from a sizeable Indian sandstone patio area and access into the garage.

Parking

A driveway at the front leads to the single garage.

Garage

16'0 x 7'11 (4.88m x 2.41m)

Up and over door. Electric power. Light. Double glazed door to rear.

Agents Note:

There are current plans for a single storey ground floor extension. Further details available upon request.