

2 Thurrock Close, Willingdon,  
Eastbourne, BN20 9NF

Freehold

Guide Price  
£475,000 - £500,000



2/3 Bedrooms 2/3 Reception 1 Bathroom



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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



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Forming part of an exclusive close in Willingdon, this exquisite detached chalet style bungalow is set amongst mature landscaped gardens and includes a library/garden room/home office which is a particular feature. Having two/three bedrooms and one/two receptions the property also offers a double glazed conservatory and breakfast/garden room. There is a ground floor shower room/wc and a further separate first floor wc and the first floor bedroom includes a sizeable walk in wardrobe. The gardens offer much privacy and there is a driveway to the front providing invaluable off street parking. Local shops, Willingdon school and the delightful Willingdon Village are all close by whilst Polegate high street shops and the mainline railway station are also within approximately one mile distant. The surrounding Villages of Wannock and Jevington are also easily accessible.

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**Main Features**

	Entrance Double glazed door to-
• Detached Bungalow	Entrance Porch Tiled flooring. Double glazed window. Inner door to-
• 2/3 Bedrooms	Entrance Hallway Radiator. Understairs cupboard.
• Shower Room/WC & Separate WC	Shower Room/WC Fully tiled shower cubicle with wall mounted shower. Jack & Jill wash hand basins. Low level WC. Radiator. Tiled flooring with under floor heating. Tiled walls. Frosted double glazed window.
• Sitting Room/Bedroom 3	
• Dining Room	Bedroom 1 13'28 x 10'14 Radiator. Fitted wardrobes. Double glazed window to front aspect.
• Double Glazed Conservatory	
• Breakfast/Garden Room	Sitting Room/Bedroom 3 12'95 x 10'40 (3.66m x 3.05m) Radiator. Carpet. Double glazed window to side aspect.
• Kitchen	
• Library/Garden Room/Home Office	Dining Room 13'12 x 8'83 (3.96m x 2.44m) Carpet. Double glazed window to rear aspect. Double doors to-
• Attractive Gardens & Off Street Parking	Double Glazed Conservatory 14'79 x 11'03 (4.27m x 3.43m) Radiator. Carpet. Double glazed windows to front and rear aspects. Double glazed doors to front and rear garden.  Breakfast/Garden Room 16'4 x 8'0 (4.98m x 2.44m) Radiator. Tiled flooring with underfloor heating. Double glazed window to rear aspect.

**Kitchen**

12'10 x 10'36 (3.91m x 3.05m)  
 Range of units comprising of bowl and a half single drainer ceramic sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Space for fridge freezer. Space and plumbing for dishwasher and washing machine. Inset four ring gas hob and electric oven under. Wall mounted units. Concealed extractor. Wall mounted gas boiler. Radiator. Archway to breakfast room.

**Stairs from Ground to First Floor Landing****Bedroom 2**

12'21 x 11'26 (3.66m x 3.35m)  
 Radiator. Carpet. Double glazed window to rear aspect.

**Walk in Wardrobe**

19'10 x 3'52 (6.05m x 0.91m)  
 Radiator. Velux window.

**Separate WC**

Low level WC. Wall mounted wash hand basin. Tiled walls. Tiled flooring.

**Outside**

The manicured gardens wrap around the bungalow and are secluded and well maintained. There are store sheds, a stream and gated side access.

**Library /Garden Room/Home Office**

18'9 x 11'6 (5.72m x 3.51m)  
 Double glazed double doors and double glazed windows.

**Parking**

There is a driveway providing invaluable off street parking.

EPC = D

Council Tax Band = D