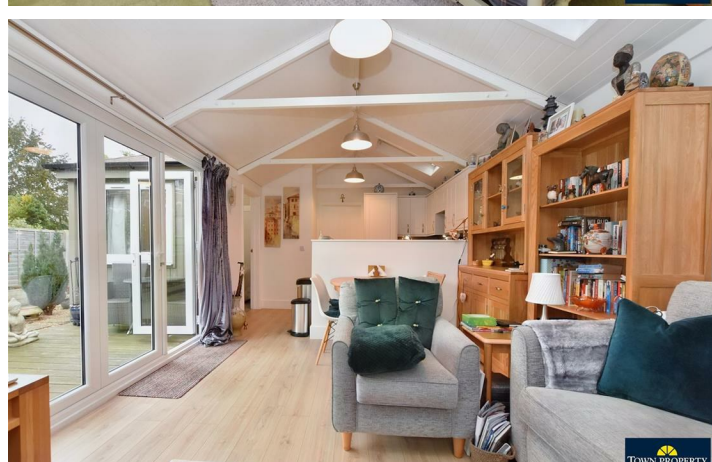


60 Wish Hill, Eastbourne, BN20 9HA

Freehold

Guide Price
£725,000 - £760,000



5 Bedroom 2 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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****5 BEDROOM DETACHED HOUSE WITH ONE BEDROOM SELF CONTAINED ANNEXE****
Enviably located in the heart of Willingdon Village, this impressive detached house has been extended and boasts five bedrooms in addition to a bespoke one bedroomed garden bungalow/annexe designed and built CIRCA 2016 specifically for same family use. Within the main house there are two receptions including a sitting room with wood burner, a cloakroom, conservatory, fitted kitchen and bathroom with separate wc. The former garage has also been converted into a useful utility room and office/store room. Mature gardens compliment the property to the rear with areas of decking, patio and lawn with garden sheds also included. There is ample off street parking for a number of vehicles. The garden bungalow/annexe has its own gated garden and is arranged with an open plan sitting/dining room, open plan kitchen, double bedroom and shower room/wc. Conveniently located within easy reach of the Village amenities, Butts Brow, local schools and Willingdon Golf Club are all close by and East Sussex College campus, the district general hospital and Hampden Park mainline railway station with direct trains to London can also be found within one-two miles distant.

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Main Features	Entrance Double glazed frosted composite door to-	Bedroom 2 11'5 x 9'7 (3.48m x 2.92m) Radiator. Carpet. Understairs cupboard. Newly fitted double glazed window to front aspect.
• Extended Detached House with 1 Bedroom Garden Bungalow/Annexe	Entrance Vestibule Frosted inner door. Entrance Hallway Radiator. Carpet. Secondary glazed window to side aspect.	Bedroom 3 9'0 x 7'11 (2.74m x 2.41m) Radiator. Carpet. Built in wardrobe. Double glazed window to rear aspect.
• 5 Bedrooms	Cloakroom Low level WC. Wall mounted wash hand basin with mixer tap set in vanity unit. Radiator. Fully tiled walls. Frosted double glazed window.	Bathroom Panelled shower bath with mixer tap, shower screen and wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Bidet. Radiator. Tiled flooring. Fully tiled walls. Frosted double glazed window.
• Cloakroom		Separate WC Low level WC. Part tiled walls. Frosted double glazed window.
• Sitting Room	Sitting Room 11'6 x 11'3 (3.51m x 3.43m) Radiator. Wood burner with mantel above. Carpet. Aircon unit. Fitted shutters. Newly fitted double glazed window to front aspect.	Staircase from First to Second Floor Landing
• Dining Room & Conservatory		Bedroom 4 9'4 x 7'4 (2.84m x 2.24m) Radiator. Carpet. Double glazed Velux window to rear aspect.
• Kitchen	Dining Room 14'7 x 10'6 (4.45m x 3.20m) Radiator. York stone fireplace with mantel above and gas point. Carpet. Double glazed window to rear aspect and double glazed double doors to-	Bedroom 5 8'0 x 6'6 (2.44m x 1.98m) Radiator. Built in wardrobe. Double glazed Velux window to rear aspect.
• Bathroom & Separate WC		Garden Bungalow/Annexe Open Plan Sitting/Dining Room (16'7 x 12'0): Pitched roof with Velux windows. Aircon unit. Wood laminate flooring. Double glazed door and window to front aspect. Kitchenette (12'0 x 8'9) Double Bedroom (11'10- x 8'8): Fitted wardrobes. Radiator. Double glazed window to front aspect. Shower Room/WC: Oversize walk in shower cubicle with wall mounted shower. Wash hand basin with mixer tap and vanity unit under. Low level WC. Double glazed window.
• Garden Bungalow/Annexe	Double Glazed Conservatory/Garden Room 12'9 x 6'2 (3.89m x 1.88m) Wood laminate flooring. Double glazed window to rear aspect and sliding double glazed door to rear terrace.	
• Office/Study (Former Garage) & Utility Room	Kitchen 14'6 x 7'11 (4.42m x 2.41m) Range of units comprising of double bowl sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Inset four ring gas hob and eye level oven and grill. Space and plumbing for dishwasher, washing machine and American style fridge freezer. Range of wall mounted units. Extractor. Newly fitted gas boiler. Tiled flooring. Newly fitted double glazed window to side aspect. Stable door to rear garden.	The annexe has also been fitted with air conditioning.
• Driveway for 2/3 Vehicles	Utility Room 7'11 x 7'10 (2.41m x 2.39m) Work surfaces with space and plumbing under for washing machine, tumble dryer and freezer. Stairs from Ground to First Floor Landing: Radiator. Airing cupboard. Frosted double glazed window. Bedroom 1 14'8 x 10'9 (4.47m x 3.28m) Radiator. Carpet. Double glazed window to rear aspect with views across Willingdon Village.	Office/Study (Former Garage) 12'9 x 7'9 (3.89m x 2.36m) The former garage has been converted into a utility room and office/study, affording complete privacy from living areas which has potential for business use. Double glazed window and door to garden. Outside There is an area of front garden and a driveway that provides ample off street parking for a number of vehicles, and this is gated to the side. The lovely mature rear garden is laid out with lawn, decking and patio areas with planted borders and established trees. Three garden sheds are included, one having electricity and lighting. The garden bungalow/annexe has its own gated gardens and a sizeable area of Indian sandstone patio.
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