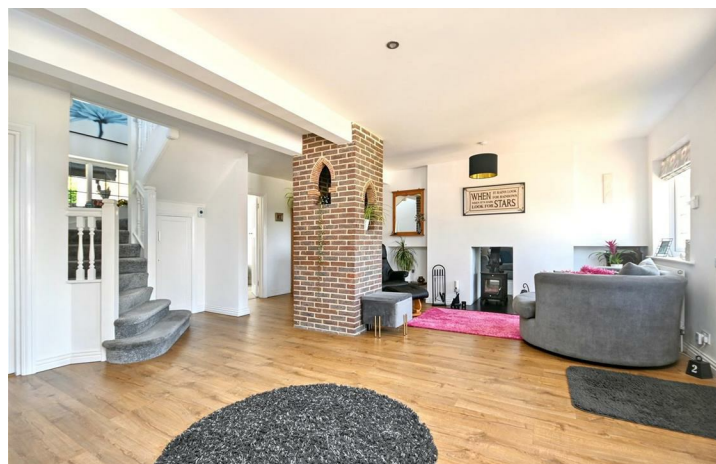


2 The Close,  
Huggetts Lane,  
Eastbourne, BN22 0LJ

Freehold

£1,000,000



4/5 Bedroom 1 Reception 2 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.



TOWN PROPERTY



01323 412200

2 The Close, Huggetts Lane,  
Eastbourne, BN22 0LJ

Freehold

£1,000,000

4/5 Bedroom 1 Reception 2 Bathroom



An outstanding and generously proportioned four / five bedroom detached residence with a detached double garage, set within extensive and secluded grounds in the highly sought-after area of Willingdon. Accessed via gated entry and a long, sweeping driveway, this exceptional home offers spacious accommodation including a large reception hall, a contemporary kitchen/diner with granite worktops, integrated appliances (including two Neff ovens), breakfast bar, and French doors to the garden. A separate utility room, a triple-aspect sitting room with feature double-sided wood burner, ground floor study/fifth bedroom, and a guest WC complete the ground floor. Upstairs, there are four double bedrooms, including a luxurious principal suite with freestanding bath, walk-in shower, his and hers sinks, and WC, alongside a modern family bathroom. The property enjoys panoramic views across Willingdon towards Polegate and features beautifully landscaped gardens to the front, side, and rear with potential for further development (subject to consents). Additional highlights include a double garage with power, gas central heating, double glazing, and a new roof installed in 2020.

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2 The Close, Huggetts Lane, Eastbourne, BN22 0LJ

£1,000,000

Main Features	Entrance Gravel driveway and steps to double glazed front door to -
• Outstanding & Generously Proportioned Detached Willingdon Residence	Reception Hallway 19'2 x 19'1 (5.84m x 5.82m ) Two radiators. Understairs storage. Dual log burner. Stairs to first floor.
• 4/5 Bedrooms	Triple Aspect Sitting Room 24'3 x 14'11 (7.39m x 4.55m) Two radiators. Dual room log burner. Two double glazed windows to front, side and rear aspects. Double glazed patio doors to side aspect.
• Reception Hallway With Dual Log Burner	Stunning Triple Aspect Fitted Kitchen/Dining Room 24'5 x 13'10 (7.44m x 4.22m) Range of fitted wall and base units. Stone worksurfaces inset one & a half drainer counter single sink unit. Breakfast island. Integrated fridge/freezer and dishwasher. Inset electric hob with extractor cooker hood above. Double electric oven. Boiler cupboard with double glazed window. Double glazed windows to front and side aspects. Double glazed patio doors to rear aspect. Space for dining table & chairs.
• Triple Aspect Sitting Room	Utility Room 10'6 x 9'10 (3.20m x 3.00m ) Base units. Worktop with inset single drainer sink unit and mixer tap. Plumbing and space for washing machine. Double glazed window to front aspect. Double glazed doors to front and rear aspect.
• Contemporary Triple Aspect Fitted Kitchen/Dining Room	Ground Floor Cloakroom Low level WC. Wash hand basin. Radiator. Frosted double glazed window.
• Spacious Utility Room	Triple Aspect Office/Bedroom 5 9'10 x 8'10 (3.00m x 2.69m) Radiator. Double glazed windows to front, rear and side aspects
• En-Suite Bath & Shower Room/WC & Further Bathroom/WC	Stairs from Ground to First Floor Landing: Loft access (not inspected). Double glazed window to rear aspect.
• Secluded Rear Garden	Triple Aspect Master Bedroom 20'8 x 18'6 (6.30m x 5.64m ) Radiator. His & hers built-in wardrobes. Double glazed windows to front, rear and side aspects. Door to -
• Sweeping Gravel Driveway	En-Suite Bath & Shower Room/WC Suite comprising freestanding bath. Shower cubicle with wall mounted shower. Low level WC. His & hers sinks with drawers under. Radiator. Frosted double glazed window to rear aspect.
• Detached Double Garage	Double Aspect Bedroom 2 20'0 x 12'2 (6.10m x 3.71m ) Two radiators. Built-in wardrobe. Double glazed windows to front and side aspects.
	Bedroom 3 11'5 x 11'3 (3.48m x 3.43m ) Radiator. Double glazed window to front aspect.
	Bedroom 4 11'7 x 10'1 (3.53m x 3.07m ) Radiator. Double glazed window to front aspect.

Modern Bathroom/WC  
Suite comprising 'P' shaped bath with chrome mixer tap, shower attachment and shower screen. Low level WC. Wash hand basin. Heated towel rail. Frosted double glazed window to rear aspect.

Outside  
Rear Garden: mainly laid to lawn with fenced and hedged boundaries and patio seating area.

Front Garden: Completely private with gated access from Huggetts Lane, stone driveway with parking for several vehicles, paved seating area and lawn.

Detached Double Garage  
18'1 x 16'7 (5.51m x 5.05m)  
With pitched roof, light and power.

EPC = C

Council Tax Band = G

