



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

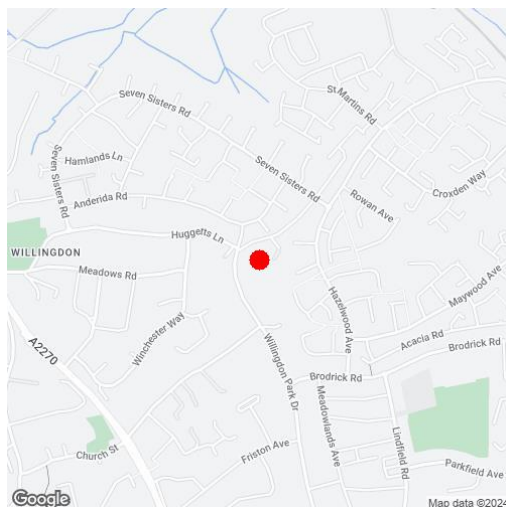
Guide Price £1,000,000 to £1,100,000 | Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

GUIDE PRICE £1,000,000 to £1,100,000. An outstanding and substantial five double bedroom detached house with detached double garage set within extensive secluded grounds and gardens in the much sought after Willingdon area. This exceptional property is set well back from the road and is accessed via gates which leads to a long sweeping driveway and boasts accommodation comprising large reception hall, modern fitted kitchen/diner with granite work surfaces and a comprehensive range of wall and base units with integral appliances which include fridge, freezer, dishwasher and two eye level Neff ovens, there is a breakfast bar, inset spotlights, french doors to gardens and door to a useful utility room with sink and space and plumbing for a washing machine. The property has a spacious triple aspect sitting room with wood burner which is double sided and also useable from the reception hall, there is a fifth bedroom which could be used as an office/study on the ground floor, aswell as a downstairs wc. To the first floor there are four double bedrooms and a modern en-suite bathroom to the main bedroom with freestanding bath, walk in shower cubicle, his and hers sinks and wc. The family bathroom is also located on the first floor and there are a fantastic panoramic views across the rooftops of Willingdon towards Polegate. The property boasts a large double garage with power and light and enjoys extensive gardens to the front side and rear with areas of patio, lawn and a variety of plants, shrubs and trees, the gardens offer the potential for further development subject to the usual consents and permissions. Additional benefits include double glazing and gas central heating. There are local shops close by at Freshwater square including a Tesco express, pharmacy, hairdressers, cafe and a number of takeaway food outlets. The property has the benefit of a new roof which was done in 2020.





### At a Glance:

- Substantial five bedroom detached house
- Popular Willingdon location
- Set in large secluded gardens
- Spacious reception hall
- Large sitting room
- Modern kitchen/diner and utility room
- Study
- Family bathroom, en-suite bathroom and downstairs wc
- Double glazed and gas central heating
- Detached double garage

### Accommodation:

#### SPACIOUS RECEPTION HALL

19'4" (5.89m) x 19'4" (5.89m)

#### SITTING ROOM

24'4" (7.42m) x 15'5" (4.7m)

#### KITCHEN/DINER

24'8" (7.52m) x 18'5" (5.61m)

#### UTILITY ROOM

10'5" (3.18m) x 9'6" (2.9m)

#### BEDROOM FIVE/STUDY

9'8" (2.95m) x 8'9" (2.67m)

#### DOWNSTAIRS WC

#### FIRST FLOOR LANDING

#### BEDROOM 1

19'4" (5.89m) x 17'5" (5.31m)

#### EN-SUITE BATH/SHOWER ROOM

#### BEDROOM 2

20'7" (6.27m) x 12'4" (3.76m)

#### BEDROOM 3

11'5" (3.48m) x 11'5" (3.48m)

#### BEDROOM 4

11'5" (3.48m) x 10'3" (3.12m)

#### BATHROOM

#### OUTSIDE:

GARDENS TO THE FRONT, SIDE AND REAR

#### DETACHED DOUBLE GARAGE

with power and light.

#### COUNCIL TAX:

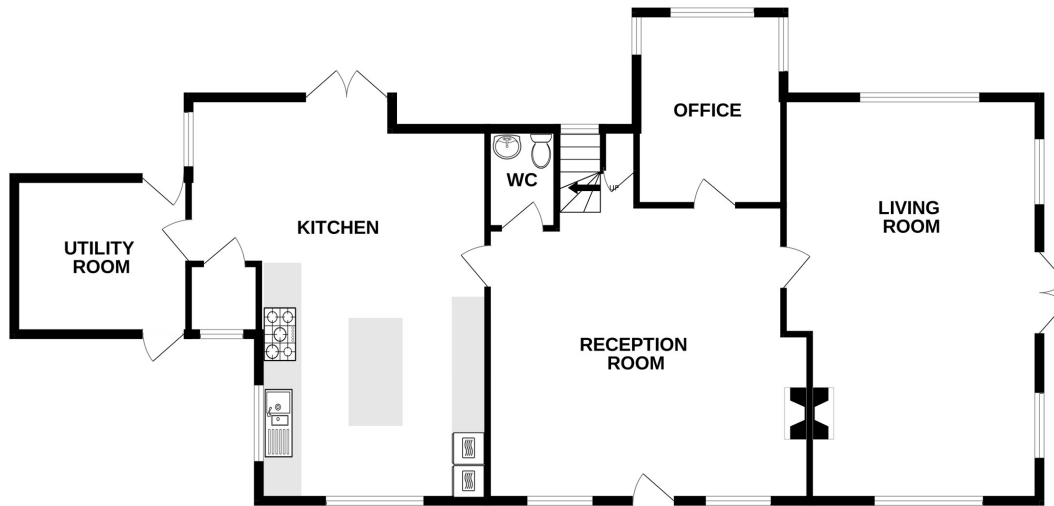
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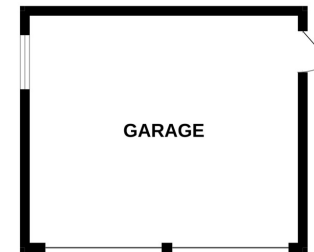
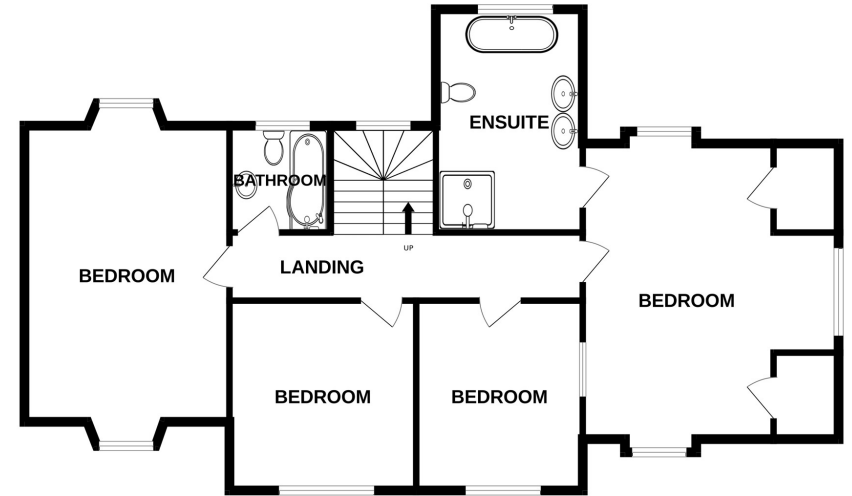
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GROUND FLOOR  
1438 sq.ft. (133.6 sq.m.) approx.



1ST FLOOR  
1072 sq.ft. (99.6 sq.m.) approx.



GARAGE  
243 sq.ft. (22.5 sq.m.) approx.

TOTAL FLOOR AREA : 2753 sq.ft. (255.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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