



The Retreat, St Marys Close, Willingdon, Eastbourne, BN22 0ND

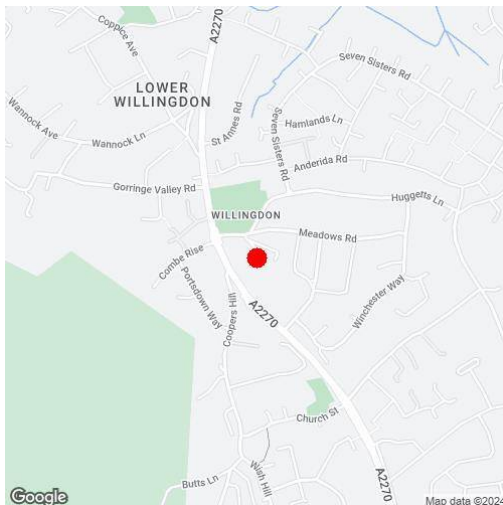
Price £895,000 | Freehold

**LS Leaper
Stanbrook**

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An individually designed four bedroom two reception room detached house built in 2002 accessed via a long gated driveway and located in the much sought after Willingdon area with views of the South Downs. This unique and delightful property is nestled in a secluded position and is within easy reach of local shops, bus routes and boasts accommodation comprising large entrance hall, sitting room with wood burner and outlook over the rear garden, dining room, reception room/bedroom which also has a pleasant outlook over the rear garden, modern stylish kitchen/breakfast room which enjoys granite work surfaces and has an eye level oven/grill, ceramic electric hob with extractor above, integral dishwasher and breakfast bar. There is also a useful utility/play room which has been converted from the garage and a downstairs wc. Rising to the first floor you are met by a light and spacious landing which leads to three good size bedrooms with the main bedroom enjoying the benefit of an en-suite wet room. There is also a well appointed family bathroom. A particular feature is the outside areas such as the long driveway accessed via double gates and the front garden has a stream running along one side with area of lawn and a variety of plants, shrubs and trees. There is off road parking for several vehicles and side access. The rear garden is south facing and very secluded and mainly laid to lawn with an area of patio, views towards the South Downs, continuation from the front garden and the small stream and a variety of plants, shrubs and trees. The property has the added benefit of being double glazed and having gas central heating.





At a Glance:

- Individually designed four bedroom detached house
- Accessed via long gated driveway
- Two reception rooms
- Modern kitchen/breakfast room
- Utility/play room
- Family bathroom, en-suite shower room and downstairs wc
- Spacious entrance hall
- Popular Willingdon location close to local shops
- Stunning secluded south facing garden
- Double glazed and gas central heating

Accommodation:

GATES OPENING TO LONG DRIVEWAY

SPACIOUS ENTRANCE HALL

SITTING ROOM

22'1" (6.73m) x 14'5" (4.39m)

DINING ROOM

12'4" (3.76m) x 11'9" (3.58m)

THIRD RECEPTION ROOM

14'0" (4.27m) x 11'3" (3.43m)

KITCHEN/BREAKFAST ROOM

18'4" (5.59m) x 10'8" (3.25m)

UTILITY ROOM/PLAYROOM

16'6" (5.03m) x 7'9" (2.36m)

DOWNSTAIRS WC

FIRST FLOOR LANDING

BEDROOM 1

24'4" (7.42m) x 12'5" (3.78m) dressing area with a range of built-in wardrobes

EN-SUITE WET ROOM

BEDROOM 2

16'3" (4.95m) x 9'0" (2.74m)

BEDROOM 3

12'9" (3.89m) x 10'1" (3.07m)

FAMILY BATHROOM

FRONT AND REAR GARDENS

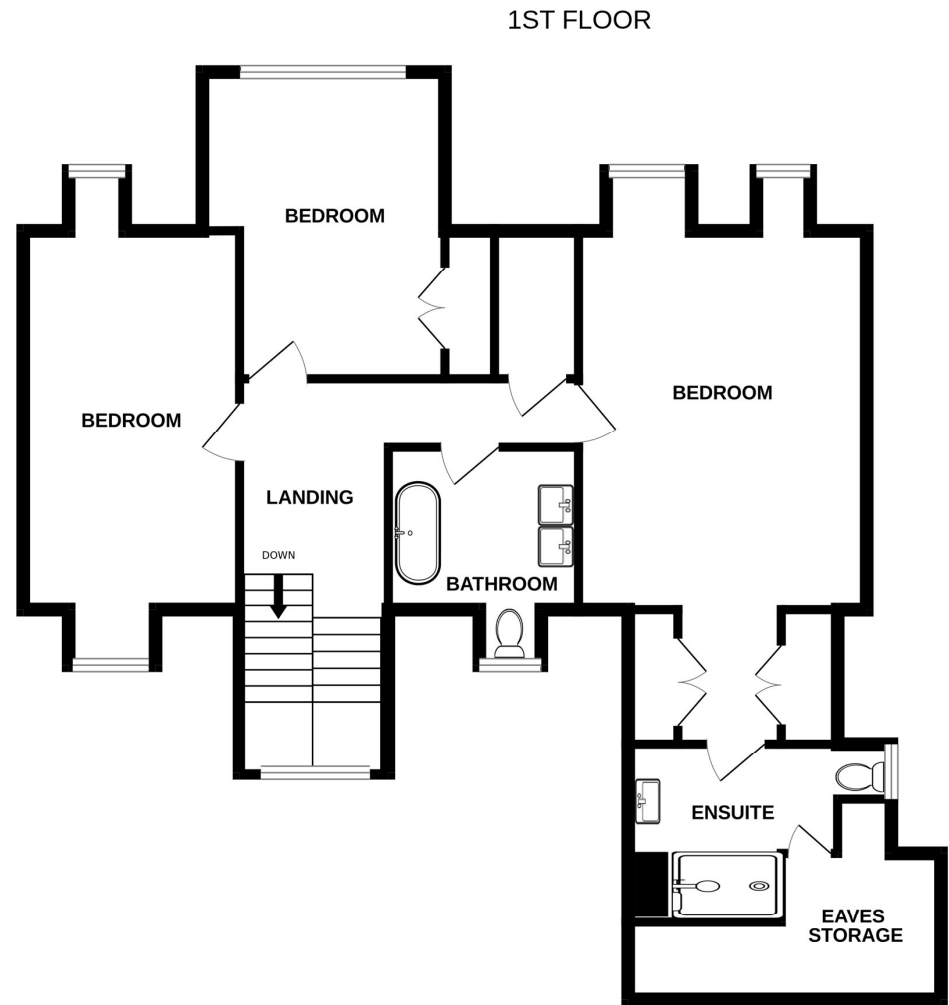
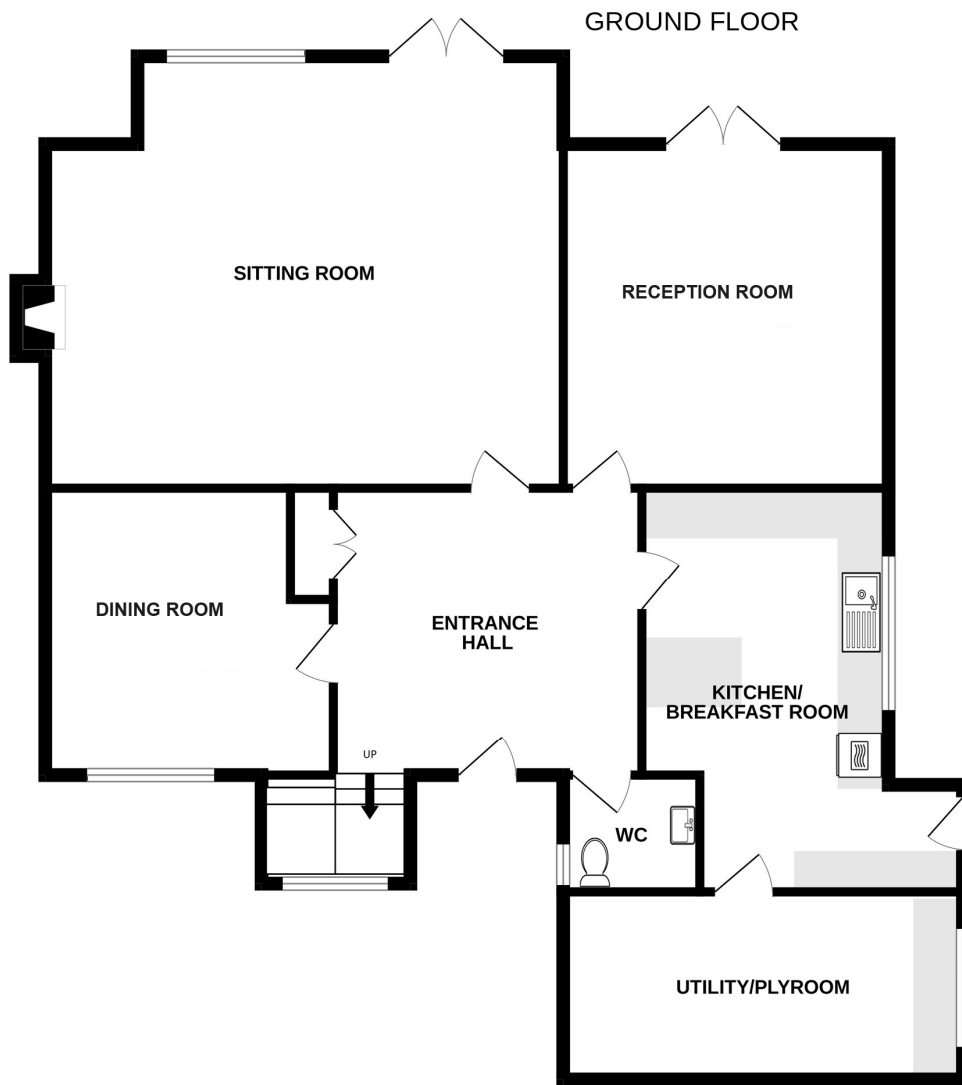
COUNCIL TAX:

Band `G`

EPC:

`C`





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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