

17 Broadview Close,  
Eastbourne, BN20 9RB

Freehold

£450,000



3 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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A stunning, rare find and deceptively spacious detached three bedroom bungalow, tucked away in a quiet cul-de-sac in the highly sought after area of Willingdon. Beautifully upgraded and repointed by the current owners, the property offers extended accommodation including a generous additional reception room, a bright conservatory and a well appointed kitchen featuring integrated Bosch and Neff appliances. The main reception room enjoys outstanding views towards the South Downs, while the living room overlooks the landscaped rear garden with French doors opening onto the patio. Further benefits include a modern shower room, two external power sockets and gas central heating via a Vaillant boiler. Occupying a generous plot, the bungalow boasts a superb wrap around private rear garden, thoughtfully landscaped with a large patio terrace, mature planted borders and a high degree of privacy. To the front, a substantial driveway provides ample off-road parking for multiple vehicles and leads to a detached garage. Ideally positioned just a short drive from Polegate's mainline railway station, shopping facilities and doctors' surgeries, whilst remaining close to the South Downs, this wonderful home must be viewed internally to fully appreciate the space, setting and quality on offer.

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**£450,000****Main Features**

- Spacious Detached Bungalow
- 3 Bedrooms
- Lounge
- Dining Room
- Kitchen
- Conservatory
- Shower Room/WC
- Wrap Around Lawned Rear Garden
- Driveway
- Garage

**Entrance**

Double glazed front door to-

**Entrance Hallway**

Radiator. Double glazed windows to front side and rear aspect. Inner door to-

**Hallway**

Radiator. Loft access (not inspected).

**Lounge**

16'9 x 13'0 (5.11m x 3.96m)

Two radiators. Electric fireplace. Double glazed window to rear aspect. Double glazed patio doors to garden.

**Dining Room**

19'10 x 8'9 (6.05m x 2.67m)

Radiator. Double glazed window to side aspect.

**Kitchen**

10'4 x 10'1 (3.15m x 3.07m)

Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Electric hob with extractor above. Eye level electric oven. Integrated fridge freezer. Space and plumbing for washing machine. Wall mounted boiler. Part tiled walls. Double glazed window to side aspect. Double glazed door to-

**Conservatory**

9'7 x 9'5 (2.92m x 2.87m)

UPVC construction. Radiator. Double glazed windows. Double glazed sliding door to garden.

**Bedroom 1**

11'3 x 10'1 (3.43m x 3.07m)

Radiator. Built in wardrobe. Double glazed window to front aspect.

**Bedroom 2**

9'7 x 9'0 (2.92m x 2.74m)

Radiator. Double glazed window to front aspect.

**Bedroom 3**

10'4 x 6'1 (3.15m x 1.85m)

Radiator. Built in wardrobe. Double glazed window to side aspect.

**Shower Room/WC**

Shower cubicle. Low level WC. Wash hand basin with mixer tap and vanity unit below. Radiator. Two frosted double glazed windows.

**Outside**

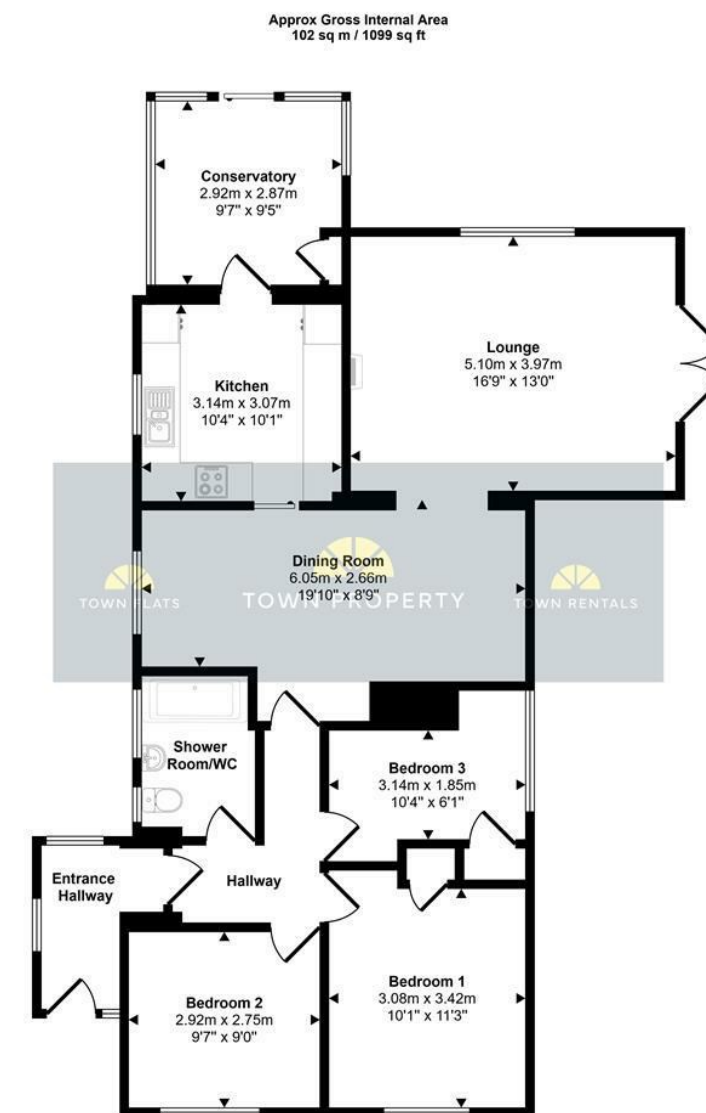
The rear garden is mainly laid to lawn with an area of patio adjoining the conservatory. There is a range of mature trees and shrubs.

**Parking**

A driveway to the front of the property provides off road parking.

**Garage**

Up and over door.

**COUNCIL TAX BAND = D****EPC = D**

Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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