



- **DETACHED BUNGALOW ON SUBSTANTIAL PLOT**
- **PRIVATE WILLOWHAYNE ESTATE**
- **IMMACULATE PRESENTATION THROUGHOUT**
- **LANDSCAPED GARDENS**
- **DOUBLE GARAGE & AMPLE PARKING**
- **CLOSE TO THE SEAFRONT & VILLAGE**



Michel Grove

Willowhayne, East Preston BN16 2SX

£1,295,000

A rare opportunity to acquire this executive family home set amongst a generous plot located on the highly desirable private Willowhayne Estate. Being close to both the seafront and East Preston village, this property offers spacious and flexible accommodation which includes a porch/sunroom, reception hall, lounge with fireplace, kitchen/breakfast room, conservatory, four bedrooms, two bathrooms and a separate cloakroom. Outside is a block paved driveway providing off road parking for several cars leading to a double garage and a good size mature rear garden. This beautiful home has seen many recent improvements and viewings are strongly advised to fully appreciate the quality of this property.

Entrance Porch / Sunroom 10' 7" x 6' 9" (3.22m x 2.06m)
Brick base with double glazed windows to three side.

Entrance Hall 10' 6" x 8' 10" (3.20m x 2.69m) plus 6' 7" x 3' 8" (2.01m x 1.12m)
Two double width storage cupboards. Single panel radiator.

Lounge
Entered via double opening glazed doors. Triple aspect room with a double glazed door to the rear garden and double glazed windows to the front and side. Double panel radiator. Fireplace.

Kitchen/Breakfast Room 15' 0" x 13' 3" (4.57m x 4.04m) plus 6' 0" x 4' 7" (1.83m x 1.40m)
Double aspect room with double glazed windows to the front and rear. Glazed roof lantern window providing additional light. Worktops with inset one and a half bowl, single drainer sink unit with mixer tap. Range of base units and drawers with matching wall mounted cupboards. Double oven. Four ring induction hob with extractor unit over. Space and plumbing for a washing machine. Integrated dishwasher. Space for American style fridge freezer. Wine rack.

Inner Hallway 10' 6" x 3' 2" (3.20m x 0.96m)

Bedroom 1 17' 9" x 11' 0" (5.41m x 3.35m)
Double glazed sliding door leading to the conservatory. Walk in wardrobe and storage cupboard. Single panel radiator.

En-suite 6' 10" x 5' 10" (2.08m x 1.78m)
Double glazed window to the side. Double width shower with glass panel and wall mounted shower controls. Low level WC. Wash hand basin with vanity cupboard below. Heated towel rail. Inset ceiling spot lights.

Conservatory 15' 5" x 12' 0" (4.70m x 3.65m)
Brick base Victorian style with double opening, double glazed doors to the rear garden.

Bedroom 2 12' 8" x 11' 0" (3.86m x 3.35m)
Double glazed window to the side. Walk in wardrobe and storage cupboard. Single panel radiator.

Bedroom 3 12' 10" x 10' 10" (3.91m x 3.30m)
Double glazed box window to the front stretching the whole length of the room. Double panel radiator.

Bedroom 4 10' 0" x 8' 1" (3.05m x 2.46m) plus 3' 4" x 2' 10" (1.02m x 0.86m)
Double glazed window to the side. Single panel radiator.

Family Bathroom 7' 3" x 5' 10" (2.21m x 1.78m)
Double glazed window to the side. Enclosed bath with wall mounted shower unit over. Low level WC. Wash hand basin with vanity cupboard below. Heated towel rail. Inset ceiling spot lights.

Cloakroom
Double glazed window to the side. Low level WC. Wash hand basin with vanity cupboard below. Heated towel rail.

Internal Hallway 16' 2" x 3' 8" (4.92m x 1.12m)
Door to the front and a double glazed door to the rear giving access to the rear garden.

Garage - Integral 18' 2" x 17' 9" (5.53m x 5.41m)
Double width electric up and over door. Door to the side giving access to the property. Double glazed window to the rear. Power and light.

Rear Garden
Feature landscaped enclosed garden with an expanse of lawn, mature trees, bushes and shrubs. There is also a paved patio area with raised brick flower beds. To the rear there is an additional space which has been sectioned off to create additional privacy and security and is ideal for storage.

Front Garden
Electric gated entrance leading to a block paved driveway providing secure parking for several cars. There are also rockeries, mature trees and bushes.



