HUNT FRAME
ESTATE AGENTS



2 The Close Huggetts Lane

, Eastbourne, BN22 0LJ

Offers Over £895,000

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Front door leading to:

Second Reception Room
19'7 x 19'3 (5.97m x 5.87m)
Two double glazed windows to front, wood effect flooring, two radiators, stairs rising to first floor landing, fireplace with log burner communicating with lounge.

Lounge
24'4 x 15'9 (7.42m x 4.80m)
A triple aspect room with double glazed windows to front and rear and French doors opening out to the side of the property giving access to the gardens. Fireplace with log burner. Two wooden ceiling beams, radiators.

Study
9'11 x 8'11 (3.02m x 2.72m)
Double glazed windows to three sides, radiator.

Kitchen/Dining/Family Room
24'8 x 18'11 (7.52m x 5.77m)
Fitted in a range of modern wall and base mounted cupboards and drawers with solid granite work surfaces. Inset sink with mixer tap. Two built in eye level ovens. Five ring induction hob with extractor hood above. Built in dishwasher, and fridge and separate freezer. Central 'Island' unit with breakfast bar. Dining area providing space for a large dining table and seating. Cupboard housing gas fired boiler, double glazed windows to front and side, double glazed French doors to rear garden, access to second front entrance, door to:

Utility Room
9'11 x 6'11 (3.02m x 2.11m)
Base level cupboards. Work top with inset sink. Spaced for washing machine and tumble dryer, double glazed window to front, double glazed door to rear garden.

Ground Floor Cloakroom
In a modern white suite comprising low level wc and pedestal wash basin. radiator, tiled floor, double glazed window to rear.

First Floor Landing
Two double glazed windows to rear, access to loft space.

Bedroom One
17'10 x 13'7 (5.44m x 4.14m)
A triple aspect room with double glazed windows to three sides. Two built in wardrobes, radiators, door to:

En-Suite Bathroom
13'9 x 9'2 (4.19m x 2.79m)
In a luxury white suite comprising free-standing bath with contemporary style mixer tap and shower attachment, separate shower cubicle, twin wall mounted vanity units with inset sinks and drawer below, low level wc, tiled walls and flooring, double glazed window to rear. Radiator.

Bedroom Two
20'11 x 12'4 (6.38m x 3.76m)
Dual aspect with double glazed windows to front and rear. Access to eaves storage cupboard, radiator.

Bedroom Three
11'5 x 11'5 (3.48m x 3.48m)
Double glazed window to front, radiator.

Bedroom Four
11'7 x 10'1 (3.53m x 3.07m)
Double glazed window to front, radiator.

Bathroom
In a modern white suite comprising 'P' shaped bath with shower over and shower screen, low level wc, pedestal wash basin, tiled walls and floor, radiator, double glazed window to rear.

Outside
The property is set within extensive, delightful gardens offering a good degree of seclusion. There are patio seating areas, large lawns and a variety of mature trees, bushes and

shrubs. Access is through gates via a sweeping gravel drive leading to the DOUBLE GARAGE, with power and light.

AGENTS NOTE

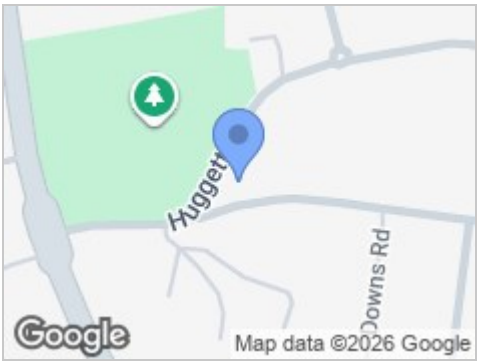
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link for you to complete the biometric checks electronically. A fee of £45+ VAT per person will apply for these checks. These anti-money laundering checks must be completed before we can commence marketing or issue a sales memo. Please contact the office if you have any questions in relation to this.





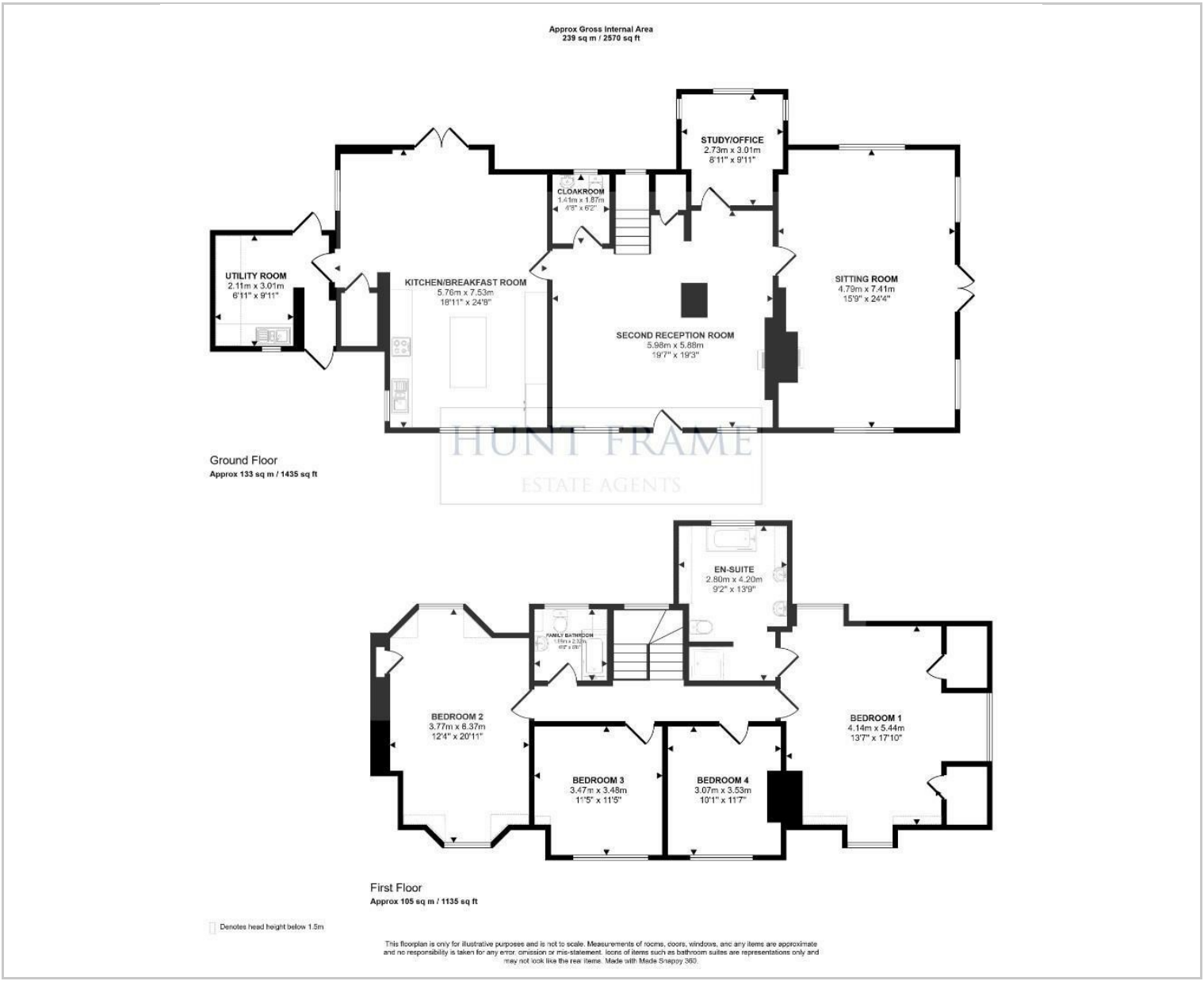






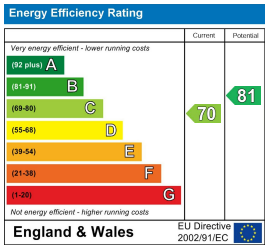


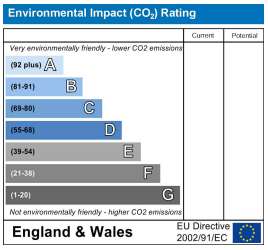




Viewing

Please contact us on 01323 737373 if you wish to arrange a viewing appointment for this property or require further information.





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