Freehold

22 Coppice Close, Eastbourne, BN20 9QH

Guide Price
£425,000 - £450,000

3 Bedroom | 1 Reception | 2 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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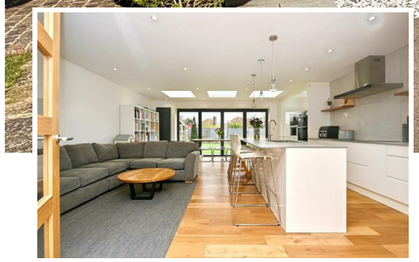
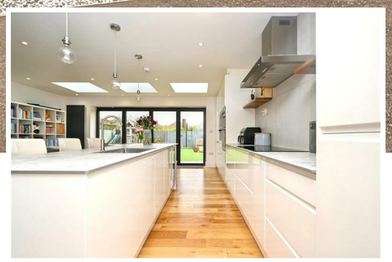

GUIDE PRICE £425,000 - £450,000
Beautifully transformed is this exceptional three bedroom, two bathroom detached chalet style home has been extended, loft converted and fully renovated throughout to an outstanding standard. The accommodation is both spacious and versatile, featuring a striking galleried entrance hall and landing, and an impressive extended open-plan living/kitchen/dining space filled with natural light. There are two ground floor bedrooms served by a contemporary shower room, while the first floor boasts a superb principal bedroom, fitted wardrobes along the galleried landing and a stylish family bathroom. The kitchen and bathrooms have been finished to a high specification, complementing the quality evident throughout. Externally, the property continues to impress with fully landscaped and remodelled front and rear gardens, a newly designed driveway and a smart rendered exterior. A full length lean-to, accessed from both the front and rear gardens, provides excellent additional utility space with plumbing for a washing machine, sink, work surfaces and power. Tucked away in a quiet close in the ever popular Willingdon area of Eastbourne, the home enjoys close proximity to the stunning South Downs, highly regarded school catchments, convenient bus routes and local amenities, making it an ideal setting for families and downsizers alike.

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Main Features

- Beautifully Presented Extended Detached Chalet Bungalow In Popular Willingdon Location
- 3 Bedrooms
- Open Plan Living Area/Modern Fitted Kitchen
- Luxury Ground Floor Shower Room/WC
- Lean-To Running The Full Length Of The Property
- Galleried Landing With Fitted Wardrobes
- Stylish Bathroom/WC
- Double Glazing & Gas Central Heating
- Landscaped Front & Rear Gardens
- Double Driveway

Entrance
Entrance door to -

Entrance Hallway
Radiator. Stairs to first floor. Understairs cupboard. Engineered oak flooring. Vaulted ceiling with Velux double glazed window.

Open Plan Living Area/Modern Fitted Kitchen
21'0 x 18'9 (6.40m x 5.72m)
2 radiators. Engineered oak flooring. Double glazed Bi-fold doors to rear garden.

Kitchen Area: Range of fitted wall and base units. Island/breakfast bar with one & a half bowl sink unit with mixer tap, grooved drainer, cupboard under and wine cooler. Worktop with inset electric hob and extractor cooker hood. Eye level double oven and microwave. Integrated double fridge/freezer, washing machine and dishwasher.

Bedroom 2
10'8 x 10'0 (3.25m x 3.05m)
Radiator. Double glazed window to front aspect.

Bedroom 3
11'1 x 7'10 (3.38m x 2.39m)
Radiator. Fitted wardrobe. Engineered oak flooring. Double glazed window to front aspect.

Luxury Ground Floor Shower Room/WC
Suite comprising walk-in shower cubicle with waterfall shower. Low level WC. Wash hand basin. Extractor fan. Heated towel rail. Double glazed window to side aspect.

Stairs from Ground to 1st Floor Galleried Landing
Full width wardrobe. Double glazed Velux window.

Bedroom 1
14'1 x 11'8 (4.29m x 3.56m)
Radiator. Under eaves storage to both sides. Double glazed window to rear aspect.

Stylish Bathroom/WC
Suite comprising panelled bath with central chrome mixer tap. Low level WC. Wash hands basin with chrome mixer tap. Heated towel rail. Double glazed Velux window.

Lean-To
Running the length of the property and accessed from the rear garden or front with plumbing & space for washing machine and sink.

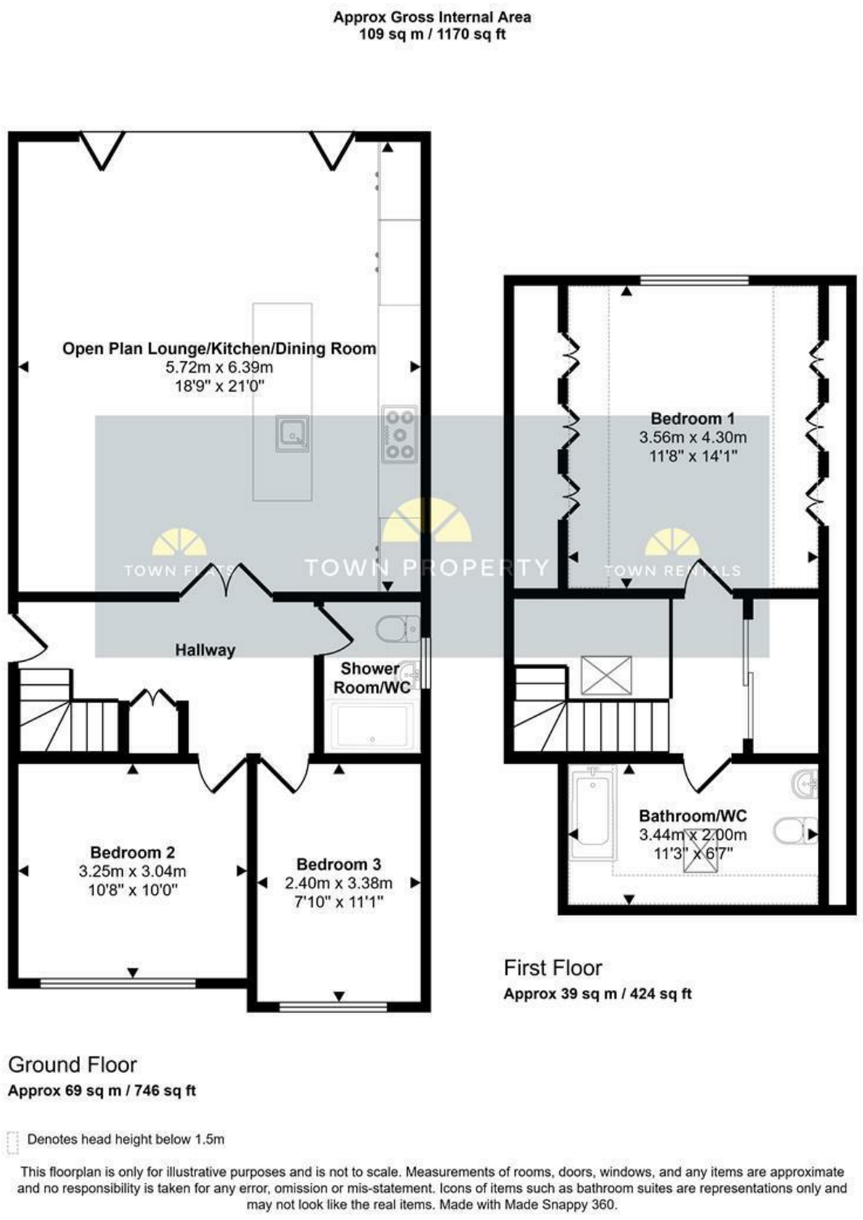
Outside
Rear Garden: Landscaped, part paved & part artificial lawn with fenced boundaries and side access.

Front Garden: Part walled, part picket fenced and laid to stone to provide off road parking if required.

Parking
Double driveway.

EPC = C

Council Tax Band = C



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Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.