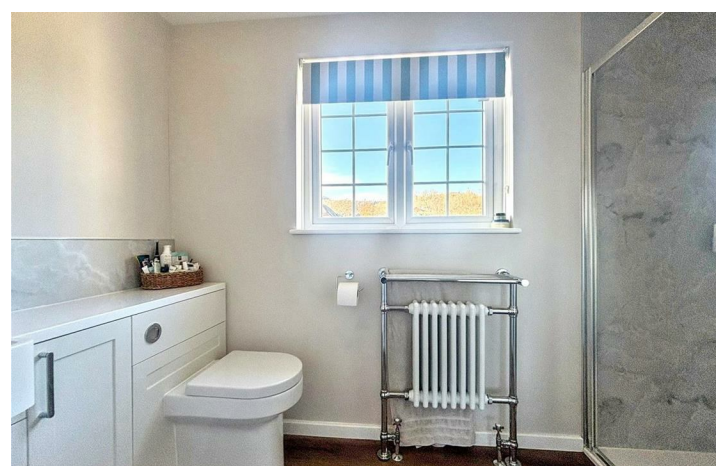
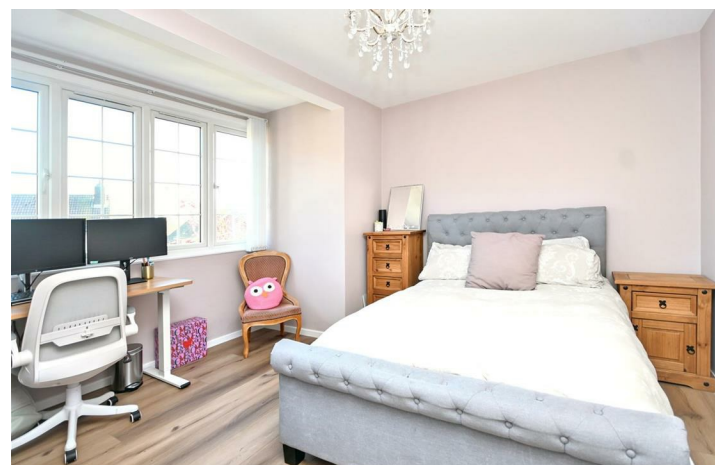


1 Hoo Gardens,
Eastbourne, BN20 9AT

Freehold

£650,000



3 Bedroom 2 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.



TOWN PROPERTY



01323 412200

Freehold

3 Bedroom 2 Reception 2 Bathroom

£650,000



1 Hoo Gardens, Eastbourne, BN20 9AT

An attractive three bedroom detached house enviably situated in the charming Willingdon Village. The house has undergone significant improvement by the current vendors including the extending of the rear dormer to provide spacious and well proportioned accommodation. The house benefits from a kitchen with separate dining area, a wonderful triple aspect lounge with feature fireplace and patio doors to the conservatory. The rear lobby opens to a ground floor cloakroom and an internal door to the garage with its up and over door and EV charging point. The first floor comprises of three double bedrooms, the master having a luxury refitted En-suite shower room and a further family bathroom. Further recent improvements include new georgian style double glazed windows, a newly installed valliant gas boiler, new dordogne internal doors and new flooring in a number of rooms. The wonderful western facing rear garden is mainly laid to lawn with far reaching views towards the South Downs. To the front of the property there is off road parking for two vehicles. Nearby eateries, local schools and Willingdon Golf Course are all within comfortable distance. An internal inspection comes highly recommended.

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1 Hoo Gardens, Eastbourne, BN20 9AT

£650,000

Main Features

- Detached House
- 3 Bedrooms
- Lounge
- Conservatory
- Kitchen & Separate Dining Area
- Ground Floor Cloakroom
- En Suite Shower Room/WC & Bathroom/WC
- Westerly Facing Lawned Rear Garden
- Driveway
- Integral Garage with EV Charging Point

Entrance
Storm porch with double glazed front door to-

Hallway
Radiator. Coved ceiling. Stairs to first floor with understairs cupboard.

Lounge
23'0 x 12'9 (7.01m x 3.89m)
Two radiators. Feature fireplace with inset coal effect fire. Triple aspect with double glazed windows to front and side aspects. Double glazed patio doors to-

Conservatory
9'6 x 9'2 (2.90m x 2.79m)
Vaulted ceiling. Tiled flooring. Double glazed windows. Double glazed double doors to garden.

Kitchen
10'0 x 8'11 (3.05m x 2.72m)
Fitted range of wall and base units, surrounding worktops with inset single drainer sink unit and mixer tap. Space for cooker and upright fridge freezer. Space and plumbing for washing machine and dishwasher. Extractor hood. Part tiled walls. Double glazed window to rear aspect. Opening to-

Dining Area
12'2" x 10'10" (3.71m x 3.31m)
Upright radiator. Wood effect flooring. Serving hatch. Door to-

Rear Lobby
Tiled floor. Door to integral garage and the-

Cloakroom
Low level WC. Wash hand basin. Radiator. Frosted double glazed window.

Stairs from Ground to First Floor Landing
Double glazed window to front aspect.

Master Bedroom
16'9 x 14'8 (5.11m x 4.47m)
Radiator. Range of fitted wardrobes. Double glazed window to front aspect. Door to-

En Suite Shower Room/WC
10'2" x 5'1" (3.10 x 1.57)
Refitted white suite comprising of shower cubicle with rain water showerhead and marble effect panels. Low level WC with concealed cistern. Wash hand basin with mixer tap and vanity unit below. Radiator. Inset spotlights. Extractor fan. Wood effect flooring. Double glazed window to rear aspect.

Bedroom 2
12'6 x 12'4 (3.81m x 3.76m)
Radiator. Wood effect flooring. Double glazed window to front aspect.

Bedroom 3
12'2" x 7'6" (3.72m x 2.30m)
Radiator. Wood effect flooring. Double glazed window to rear aspect.

Bathroom/WC
9'3" x 7'9" (2.83 x 2.38)
Refitted white suite comprising of panelled bath and separate shower cubicle. Low level WC. Pedestal wash hand basin and mixer tap. Radiator. Heated towel rail. Tiled walls. Wood effect flooring. Storage cupboard. Two double glazed windows.

Outside
The rear garden enjoys a Westerly aspect and extends to approximately 90 feet in length. Mainly laid to lawn there are well stocked borders with mature trees and shrubs. Two garden sheds. The front garden is also laid to lawn.

Parking
To the front of the property there is off road parking for two vehicles and access to the-

Garage
16'8 x 8'7 (5.08m x 2.62m)
Electric up and over door. EV charging point. Light and power. Garden tap at the front of the garage and outside.

COUNCIL TAX BAND = E

EPC = C

