



4 The Close, Off Huggetts Lane, Eastbourne, BN22 0LJ

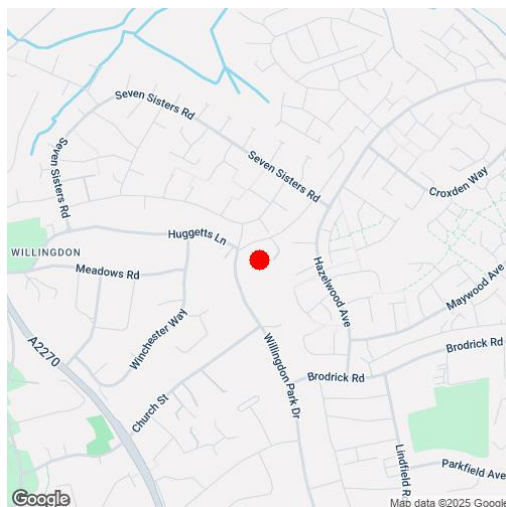
Price £749,950 | Freehold

**LS** Leaper  
Stanbrook

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An attractive four bedroom detached house boasting two detached double garages set within approximately half an acre of secluded grounds and gardens in the much sought after Willingdon area. This exceptional property is set well back from the road and is accessed via electric metal gates which lead to a long sweeping driveway. This delightful property enjoys an elevated position with distant views across towards Heathfield, Hastings and Butts Brow. Accommodation comprises spacious entrance hall, modern kitchen with range of matching wall and base units along with area of work surface, pleasant sitting room with log burner, dining room, ground floor study/4th bedroom, ground floor bathroom with suite comprising panelled corner bath with shower above, wash hand basin and low level wc, first floor landing, three good size bedrooms and a separate wc. A particular feature is the secluded extensive gardens and grounds principally laid to lawn with a variety of plants, shrubs and trees. The property has the unique benefit of having two separate detached double garages, one of which previously had planning permission to create a self contained annexe. Additional benefits include double glazing, gas central heating and the additional benefit of solar panels. An internal viewing is highly recommended to appreciate the many merits of this fine property.





### At a Glance:

- Attractive detached house
- Secluded and quiet position in Willington
- Two double garages
- Extensive secluded gardens of approximately half an acre
- Sitting room with log burner
- Dining room
- Modern kitchen
- Study/4th bedroom
- Bathroom/wc
- Double glazing and gas central heating

### Accommodation:

#### ENTRANCE HALL

#### SITTING ROOM

16'6" (5.03m) x 12'1" (3.68m)

#### DINING ROOM

13'6" (4.11m) x 12'1" (3.68m)

#### KITCHEN

12'1" (3.68m) x 10'5" (3.18m)

#### STUDY/FOURTH BEDROOM

11'6" (3.51m) x 8'6" (2.59m)

#### BATHROOM

#### FIRST FLOOR LANDING

#### BEDROOM 1

20'2" (6.15m) Max x 13'4" (4.06m)

#### BEDROOM 2

12'8" (3.86m) Max x 10'9" (3.28m) Min

#### BEDROOM 3

11'8" (3.56m) Max x 11'3" (3.43m) Max

#### WC

#### OUTSIDE:

**EXTENSIVE SECLUDED GARDENS TO THE FRONT & REAR**

**TWO DETACHED DOUBLE GARAGES**

**LARGE DRIVEWAY**

#### COUNCIL TAX:

"F"

#### EPC:

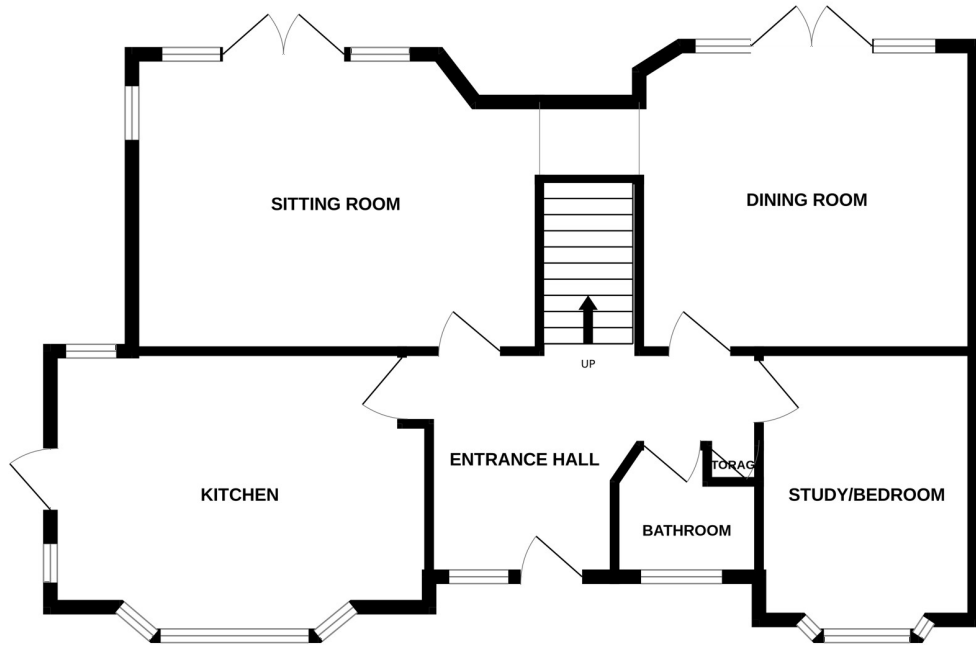
"C"

#### N.B

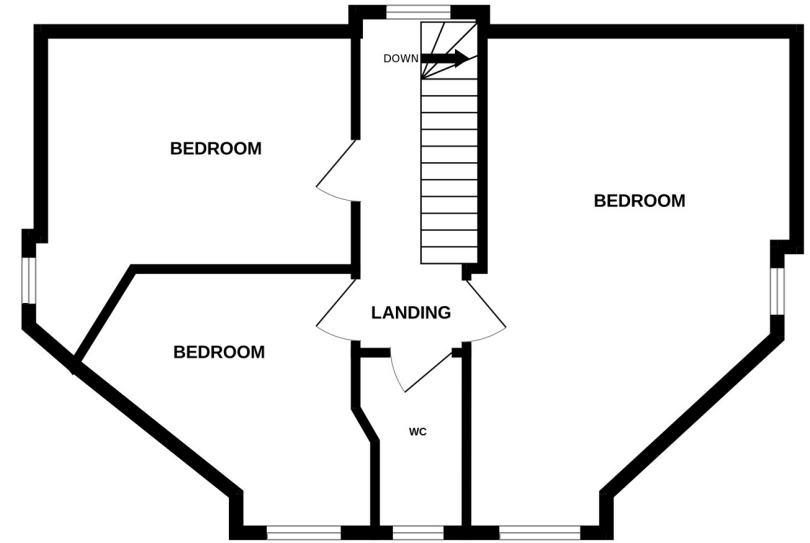
The property has had some historic subsidence and was underpinned dating back to the 1980's. Relevant paperwork available upon request.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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