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18 Wheelwright Close, Eastbourne, East Sussex, BN22 0XG

Guide Price £450,000-£470,000



Surridge Mison

ESTATES

This beautifully presented detached four bedroom, three reception room home is being offered in true "turn key" condition. With gardens, garage and driveway the home is situated in a cul-de-sac position within the Lower Willingdon area of Eastbourne. The current owners have owned this home since new, and therefore it has been subject to updates and improvements and offers an incredibly spacious and beautifully presented home ready for any new owner to enjoy.

The home further benefits from double glazing and gas central heating, and the accommodation on offer comprises of entrance hallway with a handy ground floor cloakroom, a personal door to the garage and a large understairs storage cupboard. Into the lounge, measuring a generous 17ft7 x 11ft1, with a gas fireplace, and the communicating doors through to the dining room giving a lovely feeling of space throughout.

The dining room is open to a pretty and spacious Victorian conservatory, which really enhances the ground floor space of this home. It benefits from fitted blinds and is heated via radiators allowing for year round use with French doors onto the rear patio perfectly set for indoor outdoor enjoyment of the garden.

The modern updated kitchen/breakfast room is a further feature of the property being extremely well equipped and fully fitted, with integral appliances and plenty of space for further appliances. It overlooks the rear garden, and also has a door leading onto it.

Upstairs, the landing has a deep built in airing cupboard and provides loft access. There are four bedrooms, two with built in wardrobes and the main bedroom boasting fitted wardrobes and a modern refitted en-suite shower room. There is also a stylish modern refitted family bathroom.

The gardens are beautifully maintained with areas of patio and lawn, which allows for plenty of outdoor seating. There is mature flower beds and planted borders. To the front is a block paved driveway allowing for ample off road parking, and a garage with electric door to front, personal door to hallway, power, light and additional storage into the roof void.

Wheelwright Close is a cul-de-sac conveniently located within a short distance of local shopping facilities, while also being close to the South Downs National Park, offering excellent countryside walks and views. Excellent bus routes are also located nearby, with links to Polegate, Eastbourne and Hailsham. There are train stations located nearby at Hampden Park, Eastbourne and Polegate, with mainline links to Brighton & London.





Entrance Hall - 5.77m x 1.93m (18'11" x 6'4")- Casement door to front. Laminate flooring, and fitted matting. Personal door to garage. Stairs leading to first floor with deep built in under-stairs cupboard. Radiator.

Cloakroom - 1.45m x 0.86m (4'9" x 2'10")- Double glazed opaque window to front. Laminate flooring. Chrome towel rail. Wash hand basin set within vanity unit with tiled splash-back, and W.C.

Lounge - 5.36m x 3.38m (17'7" x 11'1")- Double glazed window to front. Gas fireplace with wooden surround and tiled hearth. Wooden flooring. Coved ceiling. Radiator. Double doors leading to dining room.

Dining Room - 3.25m x 2.84m (10'8" x 9'4")- Wooden flooring. Coved ceiling. Radiator. Open to conservatory.

Conservatory - 3.84m x 3.23m (12'7" x 10'7")- Victorian style conservatory with double glazed windows with fitted blinds, and French doors leading to rear patio. Tiled flooring. Two radiators.

Kitchen/Breakfast Room - 5.13m x 2.82m (16'10" x 9'3")- Double glazed door leading to rear garden, and double glazed window to rear. Tiled flooring. Feature radiator. Fully fitted with a range of modern wall and base units with under unit feature lighting and housing updated gas boiler, and integral fridge/freezer. Space and plumbing for washing machine, dishwasher and tumble dryer.

Built in eye level double electric oven. Work surfaces with laminate splash-backs and inset 5 burner gas hob with fitted cooker hood, and inset composite sink and drainer unit with mixer taps.

First Floor Landing - 3.33m x 1.12m (10'11" x 3'8")- Double glazed window to side. Deep built in airing cupboard. Loft access. Radiator. Carpeted.

Bedroom One - 3.25m x 3.23m (10'8" x 10'7")- Double glazed window to rear. Fitted wardrobes. Radiator. Door leading to en-suite shower room.

En-Suite Shower Room - 2.95m x 0.91m (9'8" x 3'0")- Double glazed opaque window to side. Tiled flooring and partially tiled walls. Chrome towel rail. Extractor fan.

Modern suite comprising of shower cubicle with rainfall shower head and handheld shower attachment, wash hand basin set within vanity unit and W.C with concealed cistern.

Bedroom Two - 3.2m x 2.62m (10'6" x 8'7")- Double glazed window to rear. Radiator. Carpeted.

Bedroom Three - 2.95m x 2.18m (9'8" x 7'2")- Double glazed window to rear. Built in wardrobe. Radiator. Carpeted.

Bedroom Four - 2.16m x 2.03m (7'1" x 6'8")- Double glazed window to rear. Built in wardrobe. Radiator. Carpeted.

Bathroom - 1.98m x 1.68m (6'6" x 5'6")- Double glazed opaque window to side. Tiled flooring and tiled walls. Chrome towel rail. Extractor fan. Inset spotlights. Modern suite comprising of bath with mixer taps with fitted glazed screen and rainfall shower head with handheld shower attachment, wash hand basin set within vanity unit and W.C with concealed cistern.

Garage - 5.36m x 2.67m (17'7" x 8'9")- Single garage with electric door to front. Personal door to hallway. Power and light. Additional storage into roof void.

Driveway- Block paved driveway providing ample off road parking.

Rear Garden- Mainly laid to lawn with two paved patio areas. Outside tap. Mature flower beds and planted borders with shrubs and trees. Fencing surrounds with gated side access.



Utilities

This property has the following utilities:

Water; Mains

Drainage; Mains

Gas; Mains

Electricity; Mains

Primary Heating; Gas central heating system

Solar Power; None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Surridge Mison Estates

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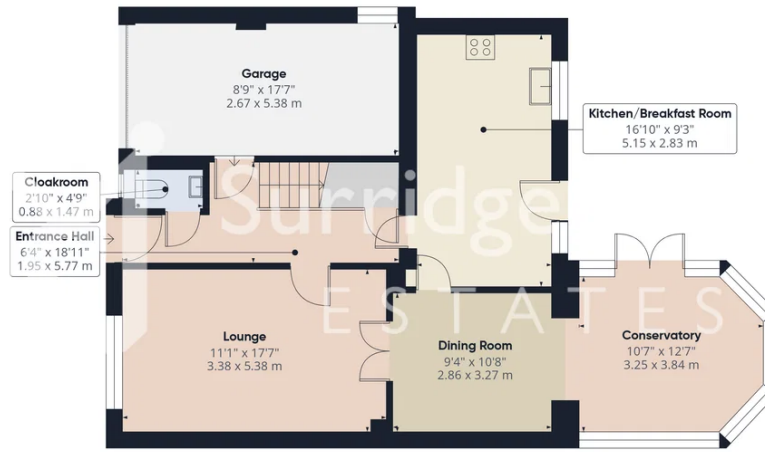
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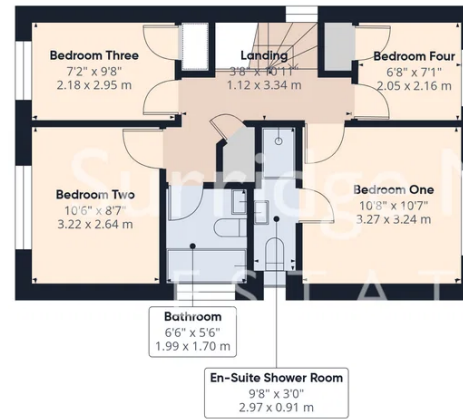
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Company Registration Number 14506438

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in 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. 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.



Floor 0



Floor 1



Approximate total area^m
1337 ft²
124.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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