



17a Buckhurst Close, Eastbourne, BN20 9EF

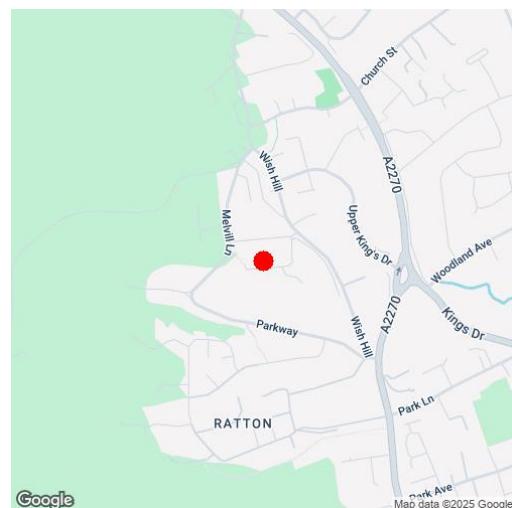
Guide Price £700,000- £725,000 | Freehold

 **Leaper
Stanbrook**

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

GUIDE PRICE £700,000 - £725,000. A beautifully presented four bedroom detached bungalow occupying an elevated position and nestled in a quiet cul-de-sac within the sought after Willingdon Village area of Eastbourne. This stunning property backs directly onto woodland and has been much improved by the current owner. The property enjoys accommodation comprising spacious entrance hall, sitting room with double aspect overlooking front and rear gardens, modern kitchen/dining room with range of matching wall and base units beneath contoured worktops, variety of integral appliances and french doors opening to the rear garden. There are four excellent size bedrooms and there is a modern bathroom/wc in addition to a luxury en-suite shower room to the main bedroom, as well as separate wc located off the hallway. A particular feature is the large well maintained rear garden which backs onto woodland and enjoys a high level of seclusion with a large patio area, area of lawn, outside lighting and screened by close panel fencing. To the front, the property is set back from the road and has a large area of lawn and a sweeping driveway providing off road parking for several vehicles, there is the added benefit and convenience of a detached double garage. The property has the additional benefits of double glazing and gas central heating. There are engineered hardwood floors throughout as well as a water softener, Hive central heating controls and modern Viessmann gas boiler. The property has access to the woodland behind and has good access up to Butts Brow. There are stunning panoramic views from the front and an internal viewing is highly recommended to appreciate the many merits of this fine property.





At a Glance:

- Stunning detached bungalow
- Popular Willingdon Village location
- Beautifully presented throughout
- Excellent size gardens backing onto woodland
- Large driveway and detached double garage
- Modern kitchen/breakfast room
- Stunning bathroom, en-suite shower room and separate wc
- Spacious sitting/dining room
- Double glazed and gas central heating



Accommodation:

ENTRANCE HALL

SITTING/DINING ROOM
21'0" (6.4m) x 19'10" (6.05m)

KITCHEN/BREAKFAST ROOM
15'3" (4.65m) x 10'8" (3.25m)

BEDROOM 1
14'5" (4.39m) x 10'10" (3.3m)

EN-SUITE SHOWER ROOM

BEDROOM 2
13'6" (4.11m) x 9'8" (2.95m)

BEDROOM 3
12'1" (3.68m) x 9'11" (3.02m)

BEDROOM 4
11'1" (3.38m) x 10'10" (3.3m)

BATHROOM

WC

OUTSIDE:

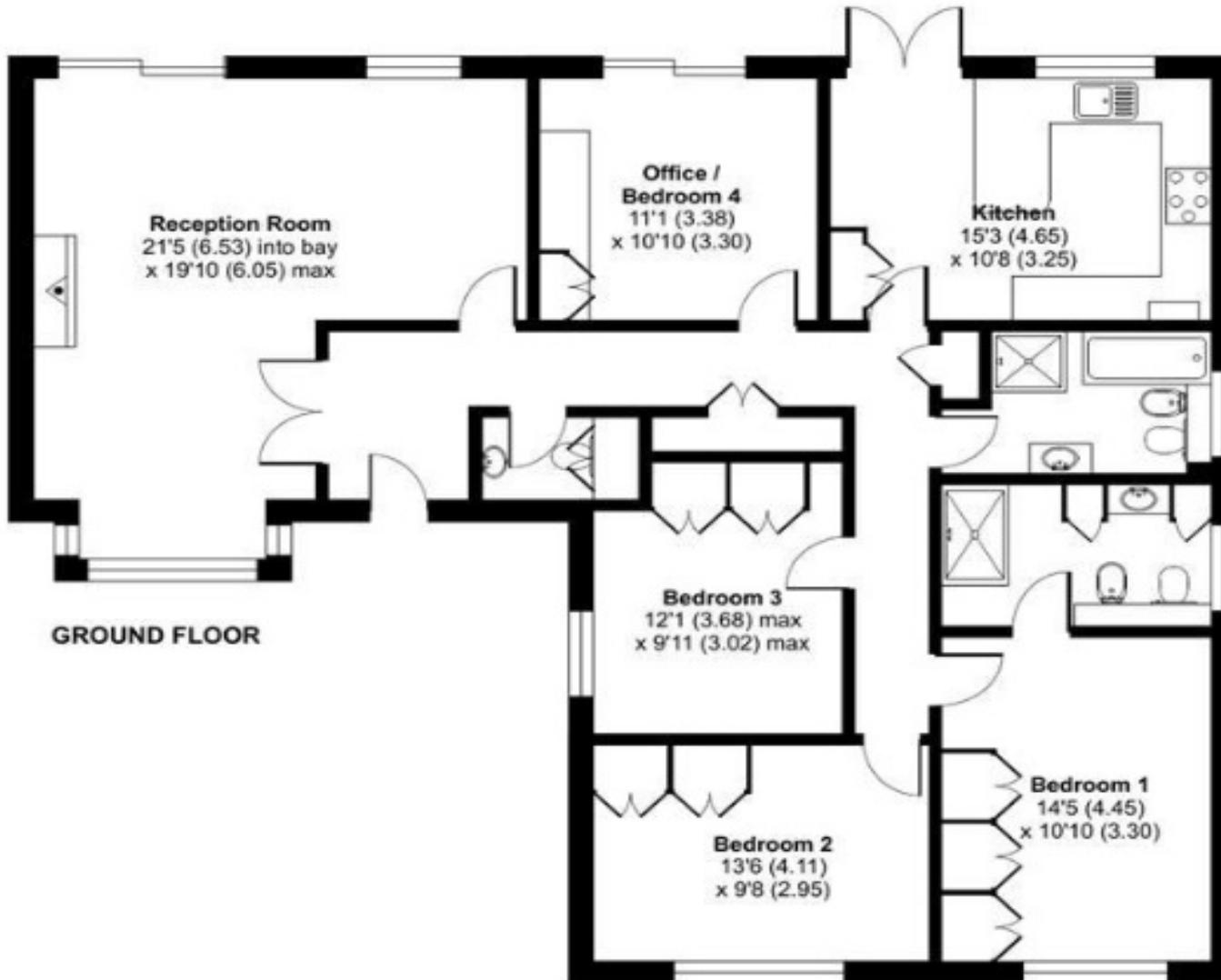
LARGE GARDENS FRONT & REAR

DRIVEWAY

DETACHED DOUBLE GARAGE
17'10" (5.44m) x 15'7" (4.75m)

COUNCIL TAX:
Band 'F'

EPC:
'C'



Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

**Leaper
Stanbrook**

5 Gildredge Road, Eastbourne BN21 4RB
01323 416716
28 Meads Street, Eastbourne BN20 7QY
01323 737962

website
www.leaperstanbrook.co.uk
email
sales@leaperstanbrook.co.uk