HOME + CASTLE
ESTATE AGENTS

Home and Castle Estate Agents
4 Millfields, Station Rd, Polegate BN26 6AS
Tel: 01323 481922
Email: info@hcsussex.co.uk
hcsussex.co.uk

Thurrock Close, Eastbourne, BN20 9NF

Freehold | House - Detached | 4 Bedrooms

Direct views of The South Downs can be enjoyed from this four bedroom house which is located in a cul de sac in the popular Lower Willingdon area. The generous southerly facing garden and modern open plan living space are particular highlights. Having been the subject of a comprehensive refurbishment and remodeling by the current owners in 2023, it now offers contemporary and versatile accommodation.

FOR SALE
FREEHOLD
£630,000

Location
This home is located in the favorable Lower Willingdon area, close to schools, facilities and transport links. Polegate train station is only 1 mile away, with routes to Lewes, Brighton and London. Lower Willingdon has a range of shops, eateries and access onto the picturesque South Downs, with walks and golf courses.

Summary
This contemporary and extremely well presented home was comprehensively remodeled and refurbished in 2023. The improved space now affords thoughtfully planned accommodation, maximizing on the views of The South Downs. The first floor bedrooms, snug and modern open plan living space have sight of the Downland as well as being bathed in the southerly natural light. On the ground floor the space offers versatility to suit a new owner, whether needing a downstairs bedroom or additional reception space.

Approach
Perfectly positioned at the end of a small cul-de-sac, the property has a shared driveway leading to the private off road parking area for two vehicles.

Entrance Porch
Double glazed windows to three sides, Upvc door, light and terracotta style tiled floor.

Hallway
Windows from the Entrance Porch and the double height stairway allow light into the space. Restored and varnished floorboards are throughout this space, bringing charm and character. Radiator. Under stairs cupboard with sensor light. Oak doors open into the rooms.

Open Plan Living Space 19'8" x 14'3" (6 x 4.35)
A fantastic example of an open plan living space, with modern neutral kitchen cabinetry, Bosch integrated appliances and generous central island with breakfast bar. The space affords a dining area, plus room for soft seating. All of which are bathed in sun from the bi-folding doors which open to the southerly garden with views onward to picturesque The South Downs. The appliances include four ring gas hob with extractor over, eye level oven and separate microwave oven, dishwasher and under counter fridge. Two vertical radiators. Wood flooring runs throughout the room, continuing through to;

Utility Room 8'2" x 7'6" (2.5 x 2.3)
Vaillant wall mounted boiler, slate effect worktops with space underneath for fridge and freezers, washing machine and tumble dryer. Wall mounted cupboards. Radiator. Upvc door to the rear garden.

Snug 13'5" x 11'5" (4.1 x 3.5)
Offering views onto the rear garden through the glazed patio doors. Carpet and vertical radiator.

Second Reception Room/Bedroom Four 16'0" x 11'3" (4.9 x 3.45)
This ground floor room offers versatile use to suit the home owners requirements. Whether a formal dining room or downstairs bedroom. Bay window to the front aspect, restored and varnished floorboards, built in cupboards and radiator.

Shower Room 7'10" x 5'4" (2.4 x 1.65)
A modern space with wall hung vanity unit having basin and drawers below. Toilet, corner shower cubicle with thermostatic shower and white ladder radiator. Window with frosted glass. The room is finished with white quartz effect wall panels.

Landing
Window to the front aspect, radiator and access to eaves storage.

Bathroom 7'6" x 7'2" (2.3 x 2.2)
Two Velux windows provide natural light into the space. The suite comprises of bath with mixer tap, glazed screen and thermostatic shower. Wall hung basin with storage under. Fully tiled walls and floor. White ladder radiator.

Bedroom One 20'0" x 10'5" maximum of (6.1 x 3.2 maximum of)
The beautiful views of The South Downs can be enjoyed even more in this first floor elevated position from the two windows. A comprehensive range of wardrobes, having shelving and hanging space. There is further space behind the wardrobes which is currently used as storage. Carpet and radiator.

Bedroom Two 16'0" x 10'9" (4.9 x 3.3)
Access to eaves storage, views, radiator and carpet.

Bedroom Three 11'5" 10'9" (3.5 3.3)
A double room with a window to the rear aspect. Carpet and radiator.

Garden
The southerly facing garden is neatly presented, offering glorious views towards The South Downs. The peaceful space is mainly laid to lawn with a patio area being located by the bi-folding doors. Mature trees, colourful shrubbery borders the lawn area offering privacy. There are raised beds for vegetable growing, summerhouse, shed and greenhouse, perfect for those green fingered home owners.

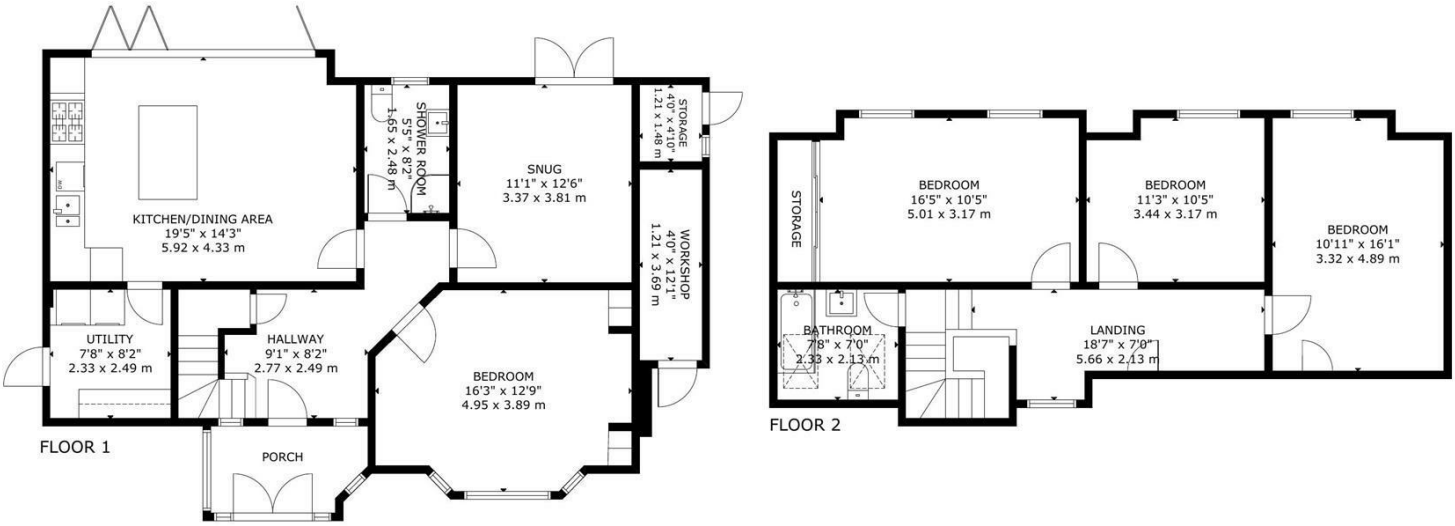
To the side of the property is a potting shed as well as a storage cupboard which forms part of the house with external access via a Upvc door.

Additional Information
Council Tax Band: E - Wealden

EPC Rating: D

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

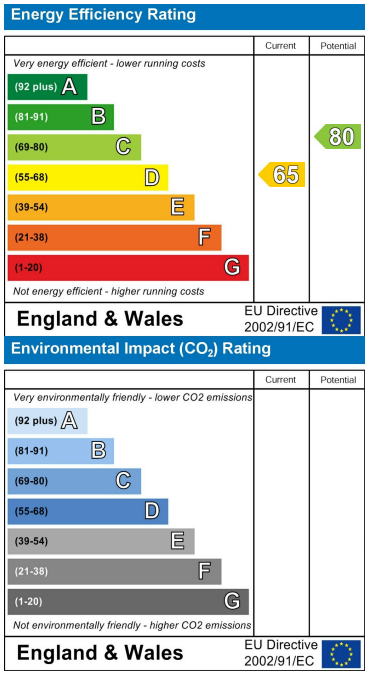
Floor Plan



GROSS INTERNAL AREA
TOTAL: 144 m²/1,554 sq ft
FLOOR 1: 81 m²/872 sq ft, FLOOR 2: 63 m²/682 sq ft
EXCLUDED AREAS: WORKSHOP: 33 m²/357 sq ft, STORAGE: 4 m²/48 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Area Map

Energy Efficiency Graph



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