HOME + CASTLE
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Freshway, Eastbourne, BN22 0TD

Freehold | Bungalow - Detached | 3 Bedrooms

A rare opportunity to own a bungalow that has been skillfully extended to offer three bedrooms, one of which is in a self contained annexe. The contemporary accommodation boasts well proportioned rooms including the triple aspect living room and a separate kitchen diner that leads out to the conservatory. Off road parking for 2 to 3 cars and a lovely 70 ft secluded rear garden are further attributes of this must see home. The area of Willingdon is home to an array of local amenities, shops and access onto The South Downs.

FOR SALE
FREEHOLD
£520,000

Location
This lovely home is perfectly positioned in the Willingdon area of Eastbourne, close to shops and bus routes. Willingdon is well known for it's access and views of the picturesque South Downs, historic Public Houses as well as good transport connections.

Approach
The driveway, which has space for several vehicles, leads up to front door and is bordered by lawn and small trees. Traditional Sussex Cleft and Rail fencing.

Entrance Lobby 13'9" x 5'6" (4.2 x 1.7)
The double glazed uPVC door opens into the space which also has double glazed windows. Wood flooring and powerpoints. Door that leads into the main dwelling as well as another door which opens into the annexe accommodation.

Hallway
Wood flooring, vertical radiator, ceiling lighting and powerpoints. Storage cupboard. Loft hatch.

Loft
With ladder allowing access to the majority boarded loft space which houses the recently installed combi boiler and has power and lighting.

Living Room 20'4" x 14'9" maximum of (6.2 x 4.5 maximum of)
A lovely triple aspect and well proportioned room that has been recently redecorated. Electric fireplace, carpet, powerpoints and radiator.

Kitchen Diner 20'4" x 9'10" (6.2 x 3.0)
Fitted with a comprehensive range of recently installed taupe cabinetry including a wall of storage cupboards with eye level oven with microwave oven above. Ceramic induction hob with extractor over. Space for fridge freezer, dishwasher and integrated washing machine. Dining area with radiator and inset ceiling spotlights. The dual aspect room has a double glazed window to the side aspect as well as double glazed sliding doors.

Conservatory 15'1" x 9'6" (4.6 x 2.9)
This second reception space offers views over the garden with double glazed units to three sides and a solid, insulated roof. French doors as well as a glazed door allow access into the garden.

Bedroom One 12'9" x 9'10" (3.9 x 3.0)
Double glazed window, built in wardrobes with hanging rails and shelving. Carpet, powerpoints and inset ceiling spotlights. Air sourced warmth/cooling unit.

Shower Room 6'2" x 5'6" (1.9 x 1.7)
Corner shower cubicle which has a thermostatic shower and grey shower panels. Toilet with concealed cistern, vanity unit with basin, mixer tap and storage beneath. Mirrored wall hung storage cabinet, extractor, inset ceiling spotlights and double glazed window with obscured glass.

Cloakroom
Toilet, double glazed window with obscured glass, extractor and inset ceiling spotlights.

Bedroom Two 10'5" x 10'2" (3.2 x 3.1)
A double glazed window with views over the rear garden. Built in double wardrobe with sliding doors. Radiator, carpet, inset ceiling spotlights and powerpoints.

Annexe
The Annexe can be accessed from its own front door or via the Entrance Lobby. Perfect for those that need some independence or could be used for income generation through rental. There are two back to back lockable doors connecting these spaces.

Living Room 12'5" x 12'1" (3.8 x 3.7)
Double glazed uPVC door and a double glazed window to the front aspect. Wood flooring, radiator, inset ceiling lights and powerpoints.

Kitchenette 6'6" x 5'6" (2.0 x 1.7)
Wall and floor units with grey cabinetry and complementary worktop. Single sink with mixer tap. Space for microwave oven and under counter fridge. Wood flooring, inset ceiling spotlights and extractor. Double glazed window to the side aspect.

Bedroom 12'1" x 9'6" (3.7 x 2.9)
Double glazed window overlooking the rear garden. Radiator, inset ceiling spotlights, powerpoints and wood flooring.

Shower Room 6'2" x 5'10" (1.9 x 1.8)
Corner shower cubicle with electric shower and grey shower panels. Vanity unit with basin, mixer tap and storage cupboard below. Mirrored cupboard over, chrome ladder radiator, vinyl flooring and extractor.

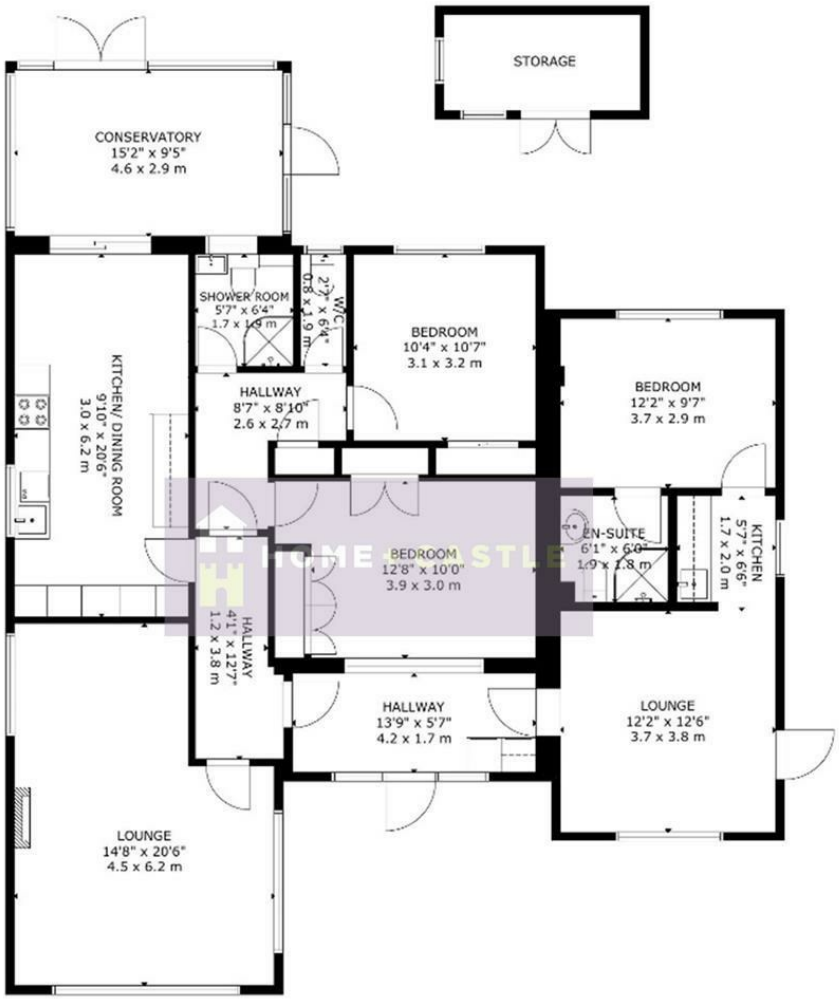
Rear Garden
Step out from the conservatory onto a paved patio which leads onto a lovely lawn. The approx 70ft garden is bordered with an array of colourful plants and shrubs, plus a small water feature. At the end of the garden is a wooden storage building which has recently had new roofing installed. To the side there is a further storage shed, brick shed as well gated access. The property has ambient, inset timer controlled decorative lighting in all the soffits.

Additional Information
EPC Rating: C Council Tax Band: D

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part

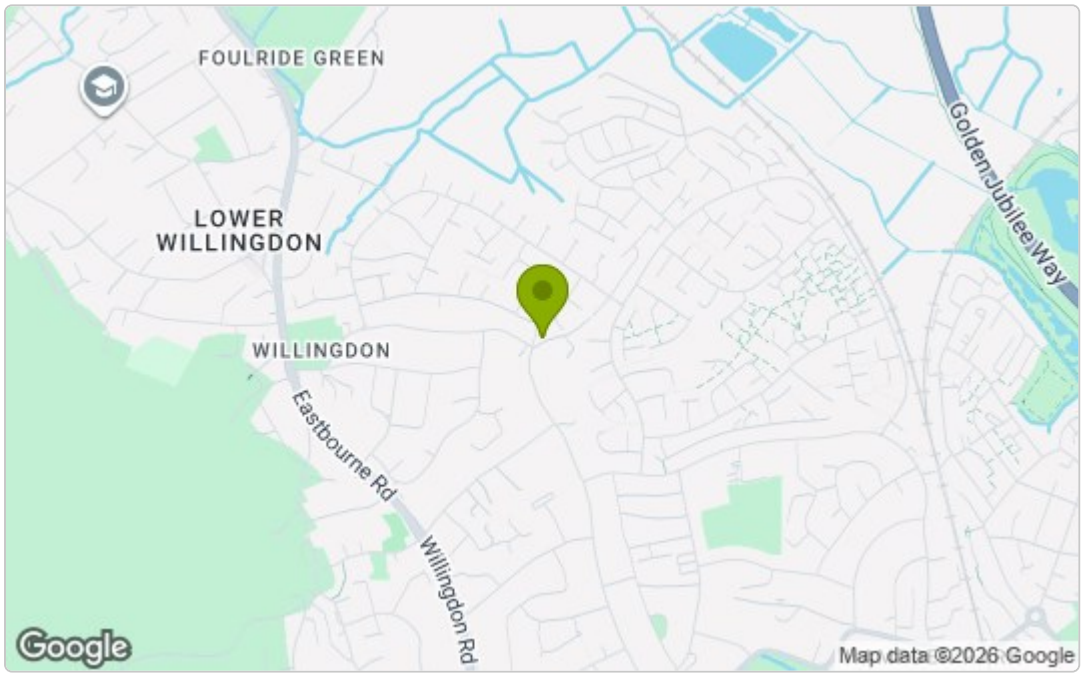
of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

Floor Plan

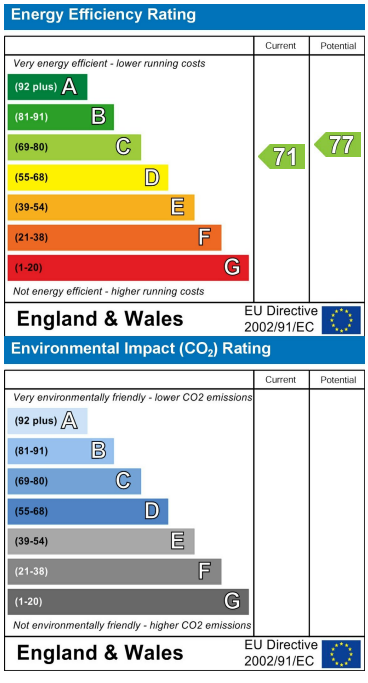


GROSS INTERNAL AREA
TOTAL: 148 m²/1,588 sq ft
FLOOR 1: 148 m²/1,588 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Area Map



Energy Efficiency Graph



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