Valuers, Land & Estate Agents
6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222
Fax: (01323) 722226

eastbourne@taylor-engley.co.uk
www.taylor-engley.co.uk

est. 1978

Taylor Engley

24 Huggetts Lane, Willingdon, Eastbourne, East Sussex, BN22 0LU
Asking Price £495,000 Freehold

Taylor Engley are delighted to offer to the market this INDIVIDUAL TWO BEDROOMED DETACHED BUNGALOW, located in the sought after Huggetts Lane at Willingdon. The bungalow is considered to be in good decorative order and is offered with the benefit of gas fired central heating and double glazing to the majority of the windows. Features include a 24'7 max x 11'7 max living room, fitted kitchen, two bedrooms, a shower room and separate wc. Outside there is driveway parking a single garage and a rear garden that extends to approximately 100' in depth and enjoys a southerly aspect. EPC=D.

The property is ideally located in the favoured Huggetts Lane at Willingdon. Local shops including a Tesco Express are only a short walk and bus services pass close by. Huggetts Lane recreation ground is within close proximity and schools for most age groups are within a one and a half mile radius. The South Downs National Park where numerous scenic walks can be enjoyed is also within close proximity. Eastbourne's town centre which offers a comprehensive range of shopping facilities and a mainline railway station is approximately three and a half miles distant. Mainline railway stations can also be found at Hampden Park and Polegate.

*** SOUGHT AFTER HUGGETTS LANE AT WILLINGDON * WELL PRESENTED LIVING ACCOMMODATION * 24'7 MAX X 11'7 MAX LIVING ROOM * FITTED KITCHEN * TWO BEDROOMS * SHOWER ROOM * SEPARATE WC * GARAGE * DRIVEWAY PARKING * REAR GARDEN EXTENDING TO APPROXIMATLEY 100' IN DEPTH AND ENJOYING A SOUTHERLY ASPECT * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING TO THE MAJORITY OF THE WINDOWS * CONVENIENTLY LOCATED FOR LOCAL SHOPPING FACILITIES AND BUS SERVICES ***

The accommodation
Comprises:

Covered Open Porch
With Quarry tiled floor, front door opening to:

Entrance Hall
Tiled floor, radiator, airing cupboard housing cylinder with shelving over, loft hatch to roof space with fitted loft ladder.

Living Room
24'7 max x 11'7 max (7.49m max x 3.53m max)
Spacious through room having fitted window shutters to front and rear, two patterned glass circular windows to side and double doors opening to rear garden. Fireplace with fitted wood burner, two radiators, tiled floor, connecting door to kitchen.

Kitchen
13'4 max x 9'4 max (4.06m max x 2.84m max)
(Maximum measurements including depth of fitted units)
Comprises single drainer one and a half bowl stainless steel sink unit with mixer tap, work surface with base units below, wall mounted cupboards, space and plumbing for washing machine, space and plumbing for dishwasher, slot-in Belling Range Cooker, space for fridge/freezer, fitted wine cooler, tiled walls, tiled floor, built-in cupboard housing Alpha gas fired boiler, window with outlook to rear, connecting door to hall and door to side opening to side lobby.

Side Lobby
Having doors to front and rear, personal door to garage.

Bedroom 1
13'2 x 11'11 (4.01m x 3.63m)
Triple aspect room with window to front having fitted shutters and windows to each side one being patterned glass and secondary glazed. Fitted unit having drawers, cabinet and dressing table, double fitted wardrobe cupboard, radiator.

Bedroom 2
9'10 x 9'4 (3.00m x 2.84m)
Radiator, outlook to side.

Shower Room
Spacious shower cubicle with shower panels, wash hand basin with mixer tap, chrome effect heated towel rail, tiled floor, tiled walls, two windows to side.

Separate Wc
Low level wc, wall mounted wash hand basin, chrome effect heated towel rail, part tiled walls, window to side.

Outside

Garage
17' x 8'2 (5.18m x 2.49m)
(Maximum measurements including depth of internal pillars and fittings)
Light and power, up and over door, fitted worktop, window to rear and personal door to side lobby.

Front Garden
Being mainly paved and having borders with a variety of mature shrubs, block paved pathway and block paved drive providing off road parking.

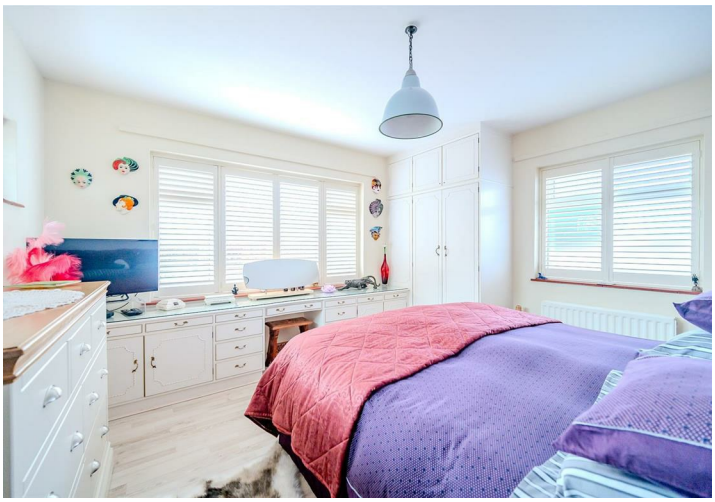
Rear Garden
Considered to be a feature of the property enjoying southerly aspect and extending to approximately 100' (30.48m) in depth, patio area to immediate rear leading onto an area of level lawn flanked by well stocked borders with various mature shrubs and trees, towards the far end of the garden there is a vegetable garden area and potting shed. To the immediate rear of the property there is an outside and outside lighting.

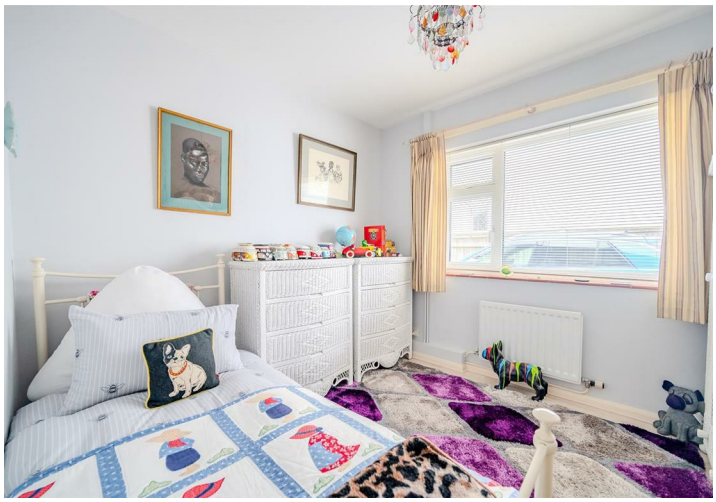
COUNCIL TAX BAND:
Council Tax Band - 'D' Wealden District Council

BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

FOR CLARIFICATION:
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:
All appointments are to be made through TAYLOR ENGLEY.





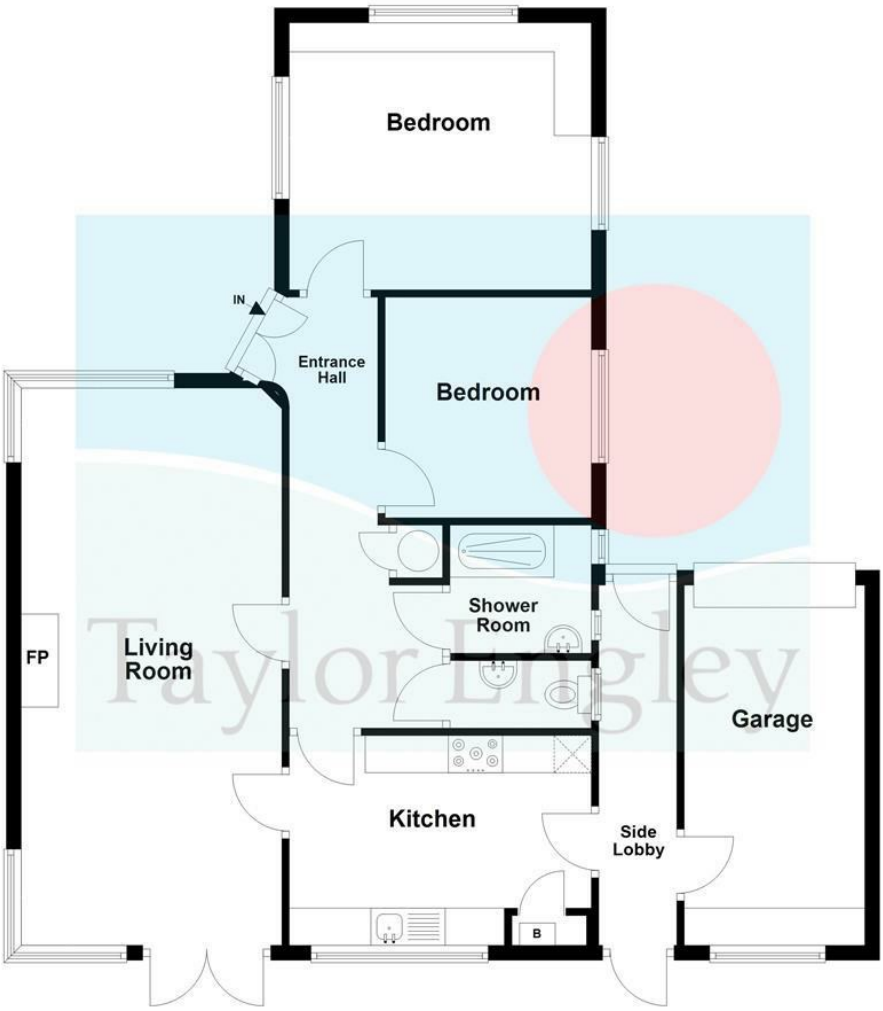
Daily Telegraph

GREEN ENERGY
POWER GLORY
OBEY RECORDS
HI-FI
BURGESS HILL
Daily Telegraph

Ground Floor

Main area: approx. 83.4 sq. metres (898.2 sq. feet)

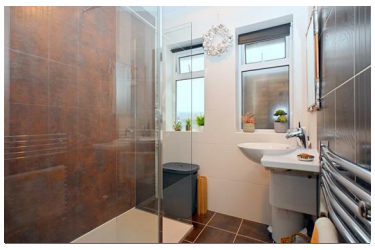
Plus garages, approx. 12.6 sq. metres (135.6 sq. feet)

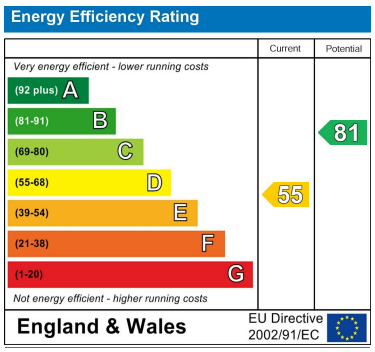


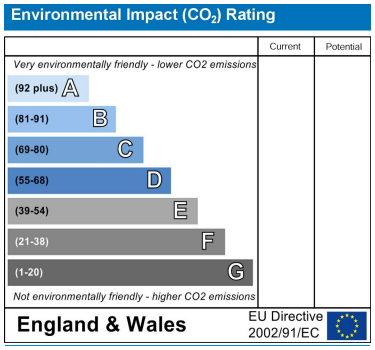
Main area: Approx. 83.4 sq. metres (898.2 sq. feet)

Plus garages, approx. 12.6 sq. metres (135.6 sq. feet)

This floor plan is for illustrative purposes only. All measurements are approximate.







We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed. Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.