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Taylor Engley



25 Huggetts Lane, Willingdon, Eastbourne, East Sussex, BN22 0LT

Asking Price £485,000 Freehold

An opportunity arises to acquire this WELL PRESENTED THREE BEDROOMED DETACHED HOME, located in the favoured Huggetts Lane at Willingdon. The property is considered to provide ideal family accommodation and is offered with the benefit of gas fired central heating and double glazing. Features include a spacious sitting/dining room, fitted kitchen, ample driveway parking and a garage. The rear garden has a cabin which would make an ideal home office if required and the property has views of the South Downs National Park. EPC=C.



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

*** FAVOURED HUGGETTS LANE AT WILLINGDON * VIEWS OF SOUTH DOWNS NATIONAL PARK * THREE BEDROOMS * SPACIOUS SITTING/DINING ROOM * FITTED KITCHEN * GROUND FLOOR CLOAKROOM & FIRST FLOOR BATHROOM * REAR GARDEN WITH CABIN * AMPLE DRIVEWAY PARKING * GARAGE * VIEWING HIGHLY RECOMMENDED ***



The accommodation

Comprises:

Front door opening to:

Hall

Window to side and door to:

Cloakroom

Low level wc incorporating wash hand basin, radiator, window to rear.

Sitting/Dining Room

20'9 x 14'10 (6.32m x 4.52m)

(maximum measurements include depth of staircase)
Bow window to front and windows to side, engineered oak flooring, range of fitted cabinets, built-in store cupboard, understairs cupboard, downlighters, two radiators, door to:

Fitted Kitchen

14'9 x 7'10 (4.50m x 2.39m)

(maximum measurements include depth of fitted units)
Range of base and wall mounted cupboards, work tops with tiled splash back and inset single drainer one and a half bowl sink unit, electric oven with drawers below, microwave with cupboard over, adjacent matching cupboards, dishwasher, built-in bin, downlighters, window to rear and door to side.

Stairs rising from sitting/dining room to:

First Floor Landing

Cupboard housing Worcester gas fired boiler, loft hatch to roof space.

Bedroom 1

14'10 x 10'3

Views of the South Downs National Park, radiator.

Bedroom 2

10'2 x 8'6 (3.10m x 2.59m)

Radiator, window to side and rear.

Bedroom 3

8'7 x 7'11 (2.62m x 2.41m)

Radiator, window to side.

Bathroom

Bath with mixer tap and shower attachment, shower screen and tiled surround, pedestal wash hand basin with tiled splash back, low level w/c, chrome effect heated towel rail, downlighters, window to side.

Driveway Parking

For approximately for cars, leading to:

Garage

17'8 max x 8'5 max (5.38m max x 2.57m max)

(maximum measurements include depth of internal pillars, structures and fittings)

Light and power, plumbing for washing machine, freestanding base unit, up and over door to front, personal door to rear garden.

Front Garden

Laid mainly to lawn and having various, mature shrubs.

Rear Garden

Having patio area to immediate rear, sitting area, outside tap, gates to either side of garage providing access to the driveway.

Cabin

15'2 x 9'10 (4.62m x 3.00m)

Situated in the rear garden of the property, downlighters, power, electric heater, window to side and double doors to front. Ideal home office if required.

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:

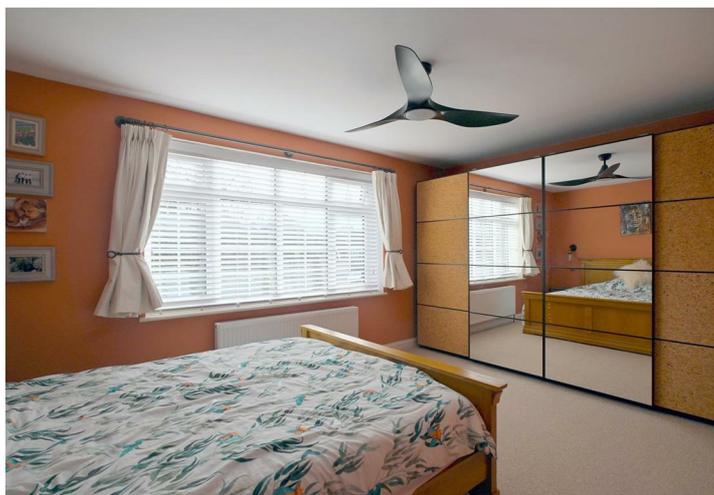
www.checker.ofcom.org.uk

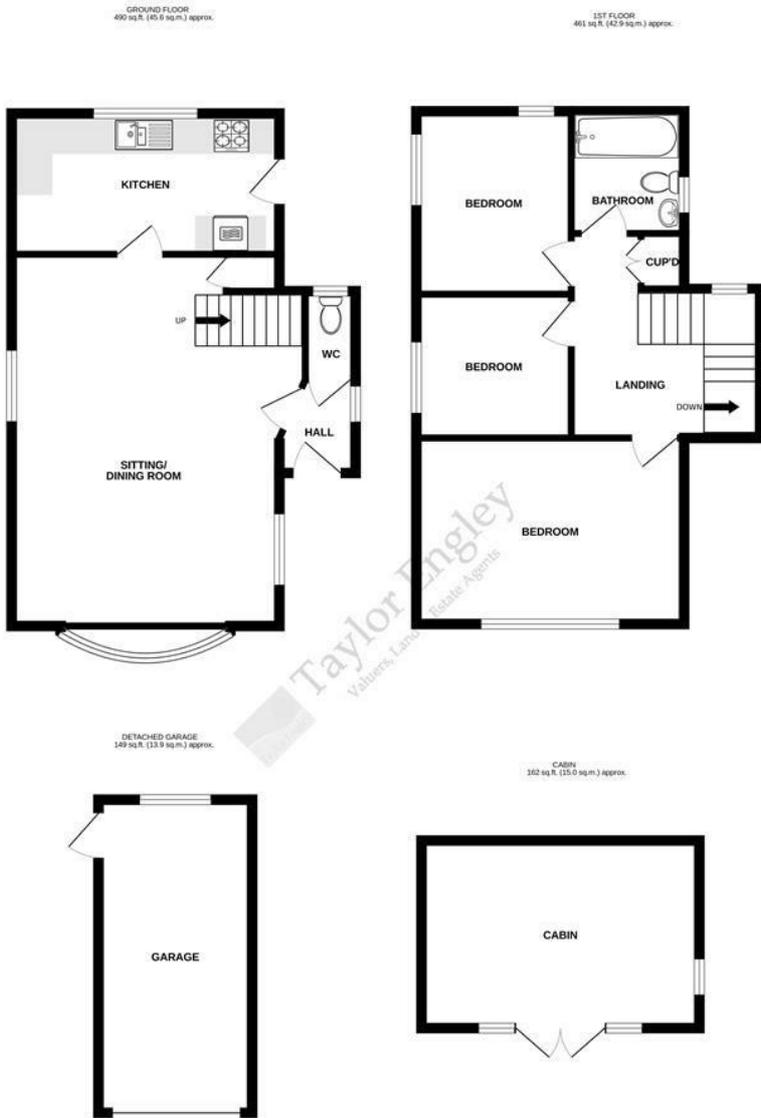
FOR CLARIFICATION:

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 ENGLEBY.





TOTAL FLOOR AREA : 1263 sq.ft. (117.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	76
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.

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