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59 Huggetts Lane, Eastbourne, East Sussex, BN22 0LS
Asking Price £525,000 Freehold

Situated in the sought-after Huggetts Lane in Willingdon, this three-bedroom detached house offers spacious accommodation, benefiting from gas-fired central heating and double glazing. The ground floor features a spacious dining hall, a separate sitting room, conservatory, fitted kitchen with an adjoining breakfast room, and a cloakroom. To the first floor are three bedrooms, all benefiting from fitted wardrobe cupboards, together with a family bathroom. Outside, the property enjoys driveway parking and an integral garage. Offered to the market chain free, an internal viewing is highly recommended. EPC=D.



Huggetts Lane is a sought-after residential location in Willingdon, popular for its attractive surroundings and convenient access to a range of local amenities. The area enjoys a pleasant atmosphere, with nearby shops, schools and everyday facilities, whilst excellent road links provide access to Eastbourne town centre and the surrounding Sussex countryside. The nearby South Downs National Park offers wonderful opportunities for walking and outdoor pursuits, making this a particularly appealing location for those seeking a balance of convenience, community and a desirable residential setting.

*** FAVOURED HUGGETTS LANE IN WILLINGDON * DETACHED HOME PROVIDING IDEAL FAMILY ACCOMMODATION * SITTING ROOM * DINING HALL * KITCHEN WITH ADJOINING BREAKFAST ROOM * THREE BEDROOMS * FAMILY BATHROOM & CLOAKROOM * DRIVEWAY PARKING * INTEGRAL GARAGE * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * GARDENS * CHAIN FREE ***





The accommodation
Comprises:

Front door opening to:

Entrance Porch
Tiled floor, door to:

Hall/Dining Hall
Wood flooring, two radiators with covers.

Dining Hall Area
12'9 x 8'1 (3.89m x 2.46m)
Wood flooring, radiator, outlook to front.

Cloakroom
Low level wc wash hand basin set into cabinet, radiator, part tiled walls, tiled floor, window to rear.

Sitting Room
19'3 x 11'11 (5.87m x 3.63m)
Fireplace with fitted electric fire, wood flooring, radiator, outlook to front and patio door to rear opening to:

Conservatory
12'2 max x 10'3 max (3.71m max x 3.12m max)
Tiled floor, radiator, fitted blinds, doors opening to rear garden

Kitchen
11'2 max x 8'7 max (3.40m max x 2.62m max)
(maximum measurements include depth of fitted units)
Range of base and wall mounted cupboards, worktops with tiled splash back and inset one and a half bowl sink unit, eye level oven with cupboard above and below, gas hob with extractor fan over, space and plumbing for dishwasher, space for undercounter fridge, outlook to rear and arch opening to:

Breakfast Room
8'3 x 6'5 (2.51m x 1.96m)
Radiator, tiled floor, patio door to rear garden and personal door to garage.

Stairs rising from hall to:

First Floor Landing
Window to rear, loft hatch to roof space with fitted loft ladder.

Bedroom 1
15'1 max x 8'7 max (4.60m max x 2.62m max)
(8'7 to cupboard front)
Fitted wardrobe cupboards, fitted dressing table and drawer unit with cushion seat top, two bedside drawer units, radiator, two windows to front.

Bedroom 2
11'11 x 9'1 (3.63m x 2.77m)
(9'1 to cupboard front)
Fitted wardrobe cupboards, radiator, outlook to rear.

Bedroom 3
11'5 max x 7'9 max (3.48m max x 2.36m max)
(11'5 into bed recess area x 7'9 max)
Fitted wardrobe cupboard, wall mounted cupboards over bed recess with shelf below, small bedside cupboard, fitted dressing table with drawers, radiator, outlook to front.

Family Bathroom
Bath with shower over and shower screen, wash hand basin, low level wc, chrome effect heated towel rail, airing cupboard housing cylinder.

Integral Garage
17'7 max x 8'11 max (5.36m max x 2.72m max)
(17'11 max to door x 8'11 max, maximum measurements include depth of internal pillars, fittings and structures)
Electrically operated door to front, Glow Worm gas fired boiler, cabinet housing fuse board and electric meter, light and power, up and over door to front and personal door to breakfast area.

Driveway Parking
Blocked paved driveway parking to front.

Front Garden
Having lawned area, small lawned area and various mature shrubs.

Rear Garden
Patio area with water feature to the immediate rear of the property with pergola to one side, lawned area and well stocked borders with established trees and shrubs, timber summer house, greenhouse storage shed to side of the property, outside tap, gate to side.

COUNCIL TAX BAND:
Council Tax Band - 'E' 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.



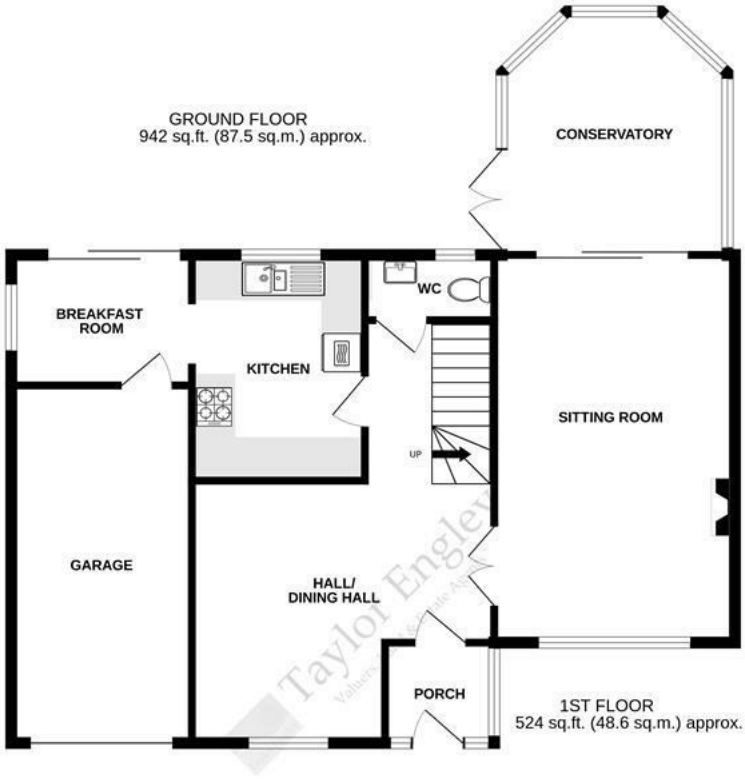






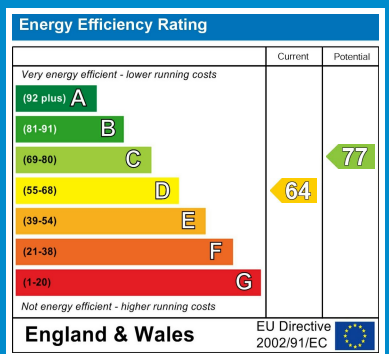


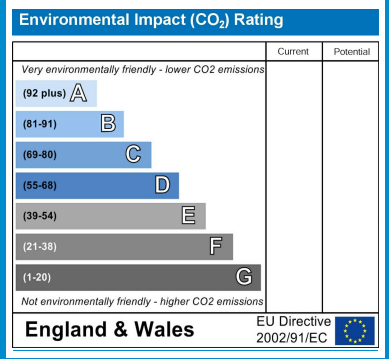




TOTAL FLOOR AREA : 1466 sq.ft. (136.2 sq.m.) approx.

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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