



CHAIN FREE

Welcome to this beautifully presented and extended semi detached chalet style bungalow, set within beautifully landscaped gardens and with far reaching views towards The South Downs National Park. Situated within sought after Willingdon, within close proximity to excellent local amenities, the bright & spacious home benefits from three double bedrooms, the main boasting a dressing room and luxury en-suite bathroom, a stunning triple aspect kitchen/dining room which leads onto the rear garden, a refitted ground floor bathroom, utility room and lounge with French doors. The current vendors have created a wonderful home for the new owners to enjoy, and the location is ever sought after, therefore viewing is going to be essential.

On the ground floor, is an entrance porch and large hallway with two built in storage cupboards. To the front there are two bay fronted bedrooms, one with fitted wardrobes. The lounge has French doors leading to the rear garden, and an open doorway through to the kitchen/dining room, allowing for semi open-plan living whilst being tucked away. The kitchen/dining room is the standout feature of this home, with characterful exposed brickwork and triple aspect windows allowing for plenty of natural light, as well as French doors. It boasts integral appliances to include dishwasher, fridge/freezer and double Zanussi oven. The open plan dining area makes it the heart of the home and ideal for entertaining. The ground floor also boasts a modern, refitted bathroom and a useful utility room with space for appliances.

The first floor is home to bedroom one, making it a peaceful retreat away from the rest of the property, and has stunning views towards The South Downs. There is a large, walk in cupboard, built in wardrobes, and a dressing room with further built in storage. The en-suite bathroom boasts a luxurious roll-top bath. Outside, the gardens have been beautifully landscaped, being mainly laid to lawn with a decking area, and patio area ideal for outdoor dining. To the front, the block paved driveway allows for ample off road parking, with the addition of a car port to the side of the property. Lower Willingdon is a sought after spot within Eastbourne, due to its proximity to the breathtaking South Downs, and its excellent amenities to include highly rated schools, shops, cafes, bus routes and road links. Polegate train station has direct links to Brighton, London & Gatwick.

Guide Price £465,000-£475,000

Tenure Freehold | Council Tax Band- D



26 St. Annes Road, Willingdon, Eastbourne, East Sussex, BN20 9NL

Surridge Mison
ESTATES

Entrance Porch- Casement door to front. Double glazed window to side. Laminate flooring. Radiator. Inset spotlights.

Hallway- Laminate flooring. Inset spotlights. Storage cupboard. Stairs leading to first floor with built in cupboard under.

Bedroom Two - 5.11m x 3.12m (16'9" x 10'3")- Double glazed bay window to front. Fitted wardrobes. Radiator. Carpeted.

Bedroom Three - 3.43m x 3.15m (11'3" x 10'4")- Double glazed bay window to front. Fitted wardrobes. Radiator. Carpeted. Coved ceiling.

Lounge - 3.4m x 3.15m (11'2" x 10'4")- Double glazed French doors leading to rear garden. Modern vertical radiator. Carpeted.

Kitchen/Dining Room - 5.36m x 4.34m (17'7" x 14'3")- Triple aspect room with double glazed windows to both sides, and rear, with French doors leading to the rear garden. Laminate flooring. Inset spotlights. Coved ceiling. Fully fitted with a range of modern grey gloss wall and base units, housing integral dishwasher and fridge/freezer. Built in eye level double Zanussi electric oven. Minerva work surfaces with matching splashbacks, with inset double sink and drainer unit and 5 burner AEG induction hob.

Ground Floor Bathroom- Double glazed opaque window to side. Tiled flooring and partially tiled walls. Towel rail. Inset spotlights. Modern suite comprising of bath with mixer taps and rainfall shower over with handheld shower attachment and fitted glazed screen, wash hand basin and W.C with concealed cistern.

Utility Room - 2.24m x 2.06m (7'4" x 6'9")- Double glazed window to side. Laminate flooring. Coved ceiling. Inset spotlights. Radiator. Wall mounted Glow Worm boiler. Base units with space and plumbing for washing machine and tumble dryer. Work surfaces with inset stainless steel sink unit.

First Floor Landing- Velux window. Eaves cupboard. Laminate flooring.

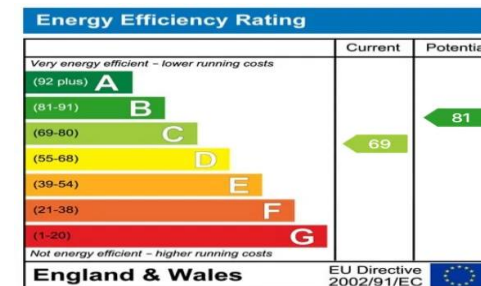
Bedroom One - 4.34m x 2.92m (14'3" x 9'7")- Velux window with far reaching views towards The South Downs National Park. Built in wardrobes with mirror fronted doors. Laminate flooring. Radiator. Walk in cupboard.

Dressing Room- Velux window. Laminate flooring. Inset spotlights. Two built in cupboards.

En-Suite Bathroom- Double aspect with Velux windows to side and rear. Laminate flooring and partially tiled walls. Extractor fan. Inset spotlights. Feature radiator. Modern suite comprising of feature roll top bath with handheld shower attachment, wash hand basin and W.C.

Driveway & Car Port- Block paved driveway providing ample off road parking with further Car Port to the side.

Rear Garden- Mainly laid to lawn with decking area. Patio seating area. Fencing surrounds. Mature shrubs, flower beds and borders.



Utilities

This property has the following utilities:

Water Mains

Drainage Mains

Gas Mains

Electricity Mains

Primary Heating Gas central heating system

Solar Power None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.gov.uk/en-gb/mobile-coverage>

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



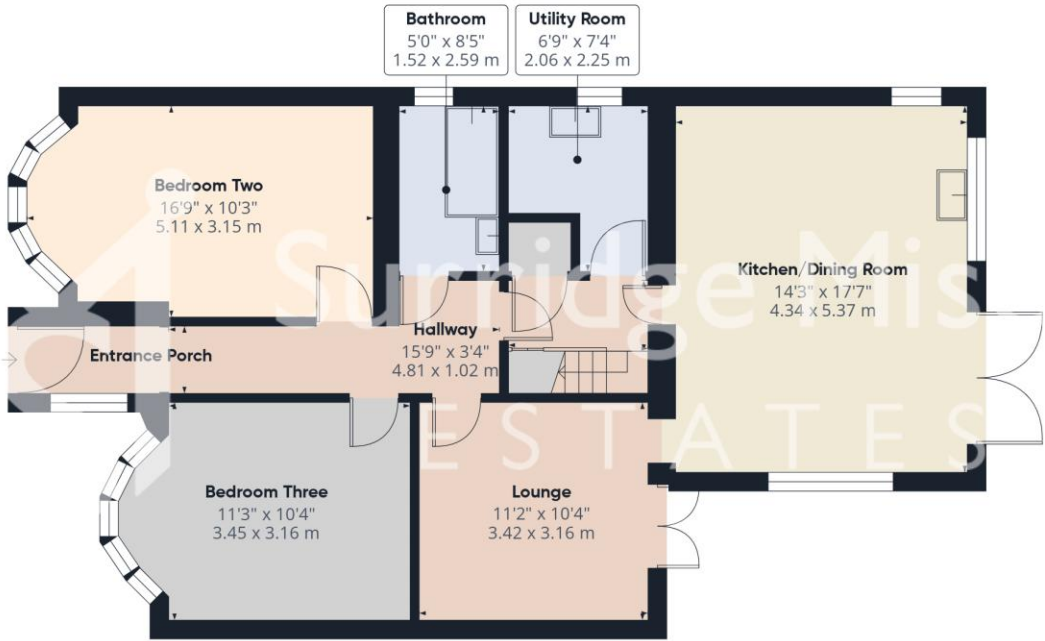
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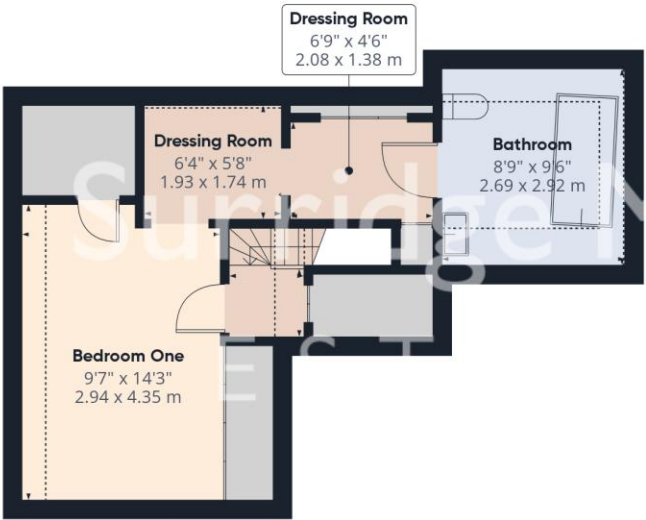
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Company Registration Number 14506438



Floor 0



Floor 1

Approximate total area⁽¹⁾

1257 ft²

117 m²

Reduced headroom

57 ft²

5.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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