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 Surridge Mison

90 Eastbourne Road, Lower Willingdon, Eastbourne, East Sussex, BN20 9NT
Guide Price £550,000 to £575,000



Surridge Mison
ESTATES

A beautifully presented detached bungalow in true 'turn-key' condition, with three/four double bedrooms, three bath/shower rooms, a stunning kitchen/dining room with a vaulted ceiling, plus an additional snug and lounge, utility room, block paved driveway and a beautifully landscaped rear garden, all within sought after Lower Willingdon, Eastbourne.

Measuring over 1290sqft, and with further benefits including double glazing, gas central heating and oak internal doors throughout, the accommodation on offer comprises of entrance hallway with two bay fronted rooms to the front of the property, one as a bedroom with built in wardrobes, and one currently being using as a lounge. Bedroom one is also off of the hall, and has a stylish en-suite shower room to match the rest of the bathrooms in the house, and there is another bathroom off of the hall.

From the hallway opens into the second living room/snug. This is a versatile and spacious room with a large opening into the kitchen/dining room. There is a wonderful separate utility room which is fully fitted with space for appliances.

The 'wow' of the home is of course the kitchen/dining room. Measuring 22ft11 x 14ft, with a stunning vaulted ceiling with remote controlled Velux windows, and wide bi-fold doors bringing such wonderful natural light into the space. The flooring is tiled and has underfloor heating. The kitchen has been fully fitted with a range of shaker style wall and base units with integral appliances, and space for a Range style cooker. There is also a feature island unit.

This space provides access to the side lobby of the home, which has its own access from the front, therefore is a flexible space and does allow for an annex/home office. There is a bedroom with French doors onto the rear garden, and a modern shower room.

The rear garden has been lovingly maintained, and is mainly laid to lawn with two Indian sandstone patio areas, and plenty of mature planting. To the front is a block paved driveway providing ample off road parking, and a further lawned area.

The property is conveniently located within a short distance of shopping facilities at both The Triangle and Freshwater Square, while also being close to the South Downs National Park, offering excellent countryside walks and views. Excellent bus routes are also located nearby, with links to Polegate, Eastbourne and Hailsham. There are train stations located nearby at Eastbourne and Polegate, with mainline links to Brighton & London.





Entrance Hall - 4.5m x 1.19m (14'9" x 3'11") Oak internal doors throughout. Casement door to front. Velux window. Wooden flooring. Loft access. Picture rail. Radiator.

Lounge - 3.91m x 3.3m (12'10" x 10'10") Double aspect with double glazed bay window to front and double glazed window to side. Laminate flooring. Two feature tall radiators. Picture rail.

Bedroom One - 3.91m x 3.35m (12'10" x 11'0") Double glazed window to side. Built in cupboard. Carpeted. Picture rail. Radiator. Door leading to en-suite shower room.

En-Suite Shower Room - 2.24m x 1.88m (7'4" x 6'2") Double glazed opaque window to side. Tiled flooring and tiled walls. Inset spotlights. Chrome towel rail. Extractor fan. Modern suite comprising of walk in shower cubicle with fitted glazed screen, wash hand basin set within vanity unit and W.C with concealed cistern.

Bedroom Two - 4.06m x 3.25m (13'4" x 10'8") Double glazed bay window to front. Built in wardrobes. Carpeted. Picture rail. Radiator.

Family Bathroom - 2.08m x 1.65m (6'10" x 5'5") Sun tunnel. Built in airing cupboard. Tiled flooring and tiled walls. Inset spotlights. Chrome towel rail. Extractor fan. Shaver point. Modern suite comprising of bath with mixer taps and shower over, wash hand basin set within vanity unit and W.C.

Second Lounge/Snug - 3.94m x 3.28m (12'11" x 10'9") Wooden flooring. Feature tall radiator.

Kitchen/Dining Room - 6.98m x 4.27m (22'11" x 14'0") Feature vaulted ceiling with remote controlled Velux windows. Double glazed window to rear, and bi-folding doors leading onto rear garden. Tiled flooring with underfloor heating, and partially tiled walls. Fully fitted with a range of cream shaker style wall and base units with integral appliances including fridge/freezer and drinks fridge. Space for Range style cooker with fitted cooker hood. Work surfaces with inset ceramic sink and drainer unit with mixer taps. Feature island unit.

Utility Room - 2.51m x 2.29m (8'3" x 7'6") Double glazed window to rear and double glazed opaque door to side. Tiled flooring and partially tiled walls. Inset spotlights. Fully fitted with a range of cream shaker style wall and base units with space and plumbing for fridge/freezer, washing machine & dishwasher. Work surfaces with inset stainless steel sink and drainer unit with mixer taps.

Side Lobby - 2.26m x 1.42m (7'5" x 4'8") Casement door to front. Tiled flooring. Inset spotlights.

Shower Room - 2.26m x 1.24m (7'5" x 4'1") Double glazed opaque window to front. Tiled flooring and tiled walls. Inset spotlights. Chrome towel rail. Extractor fan. Shaver point. Modern suite comprising of walk in shower cubicle with fitted glazed screen, wash hand basin set within vanity unit and W.C with concealed cistern.

Bedroom Three - 3.96m x 2.82m (13'0" x 9'3") Double aspect room with double glazed window to side and French doors leading to rear garden. Feature tall radiator. Carpeted.

Driveway & Front Garden Block paved driveway providing ample off road parking. Lawned area and fencing surround.

Rear Garden Mainly laid to lawn with two Indian sandstone patio areas. Mature flower beds, trees and shrubs. Shed. Fencing surround.



Utilities This property has the following utilities:

- Water; Mains
- Drainage; Mains
- Gas; Mains
- Electricity; Mains
- Primary Heating; Gas Central Heating
- Solar Power; None

To check broadband visit Openreach:

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

To check mobile phone coverage, visit Ofcom:

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

Surridge Mison Estates

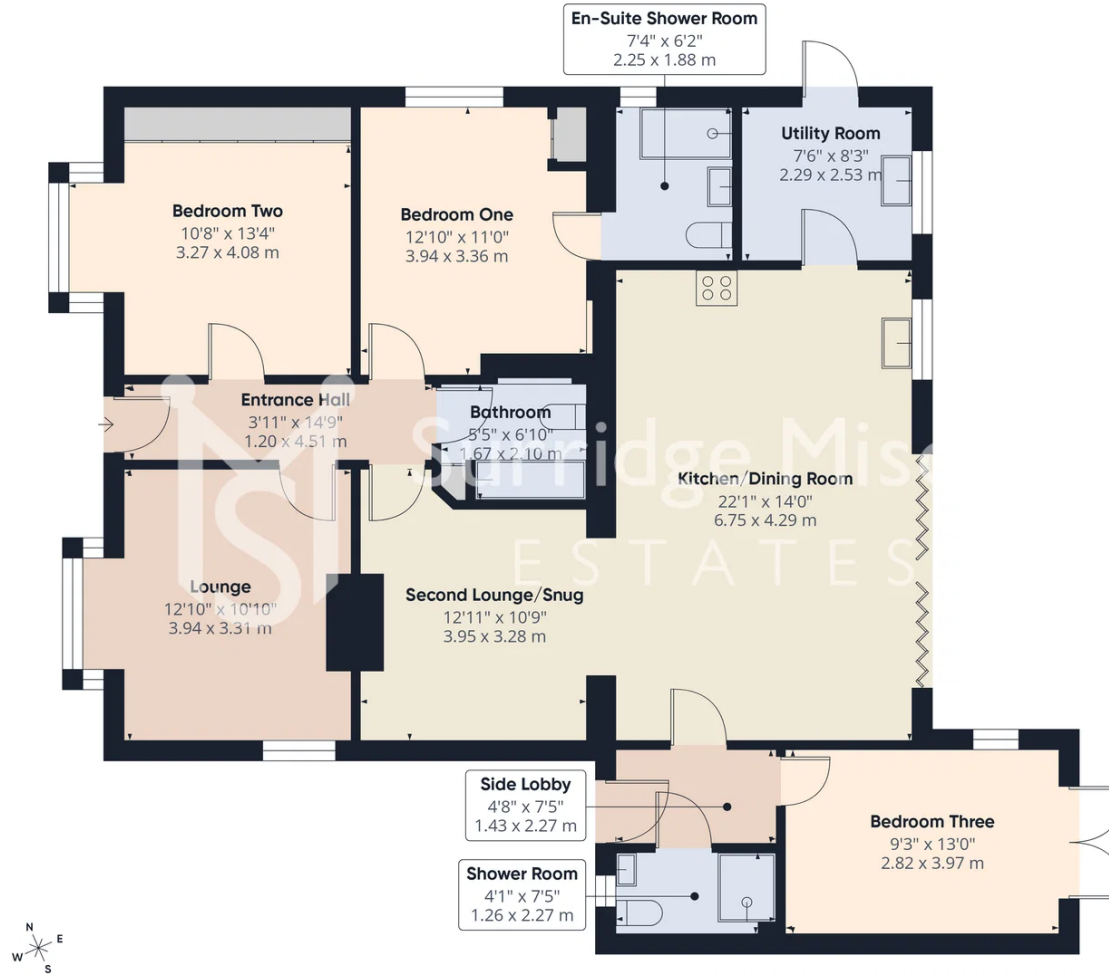
66 High Street, Westham, Pevensey,
East Sussex, BN24 5LP
Tel 01323 460617

Email info@surridgemison.com

Web www.surridgemison.com

Company Registration Number 14506438

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.



Approximate total area^m
1291 ft²
119.9 m²

(1) Excluding balconies and terraces

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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