



3 Exeter Close, Eastbourne, East Sussex BN22 0LA



Located in a prime area of Willingdon, this three-bedroom detached house enjoys far-reaching views from its elevated position. The generous lounge, with space for dining, creates an ideal setting for entertaining, while the well-equipped kitchen makes meal preparation effortless. With three well-proportioned bedrooms, a family bathroom, and a separate WC, this home is perfect for busy family life. Outside, the sizeable garden provides plenty of space to enjoy, completing this fantastic offering.

- ENTRANCE PORCH
- HALLWAY
- SITTING ROOM/DINING ROOM
- KITCHEN
- WC

FIRST FLOOR

- LANDING
- BEDROOM 1
- BEDROOM 2

- BEDROOM 3
- SHOWER ROOM
- SEPARATE WC

Description

AP Estate Agents are proud to present this wonderful detached family home in the desirable location of Willingdon, just a short walk from the Village Memorial Hall, Church, Wheatsheaf Inn and Thai restaurant. Situated at the end of a close in an elevated position, the property commands stunning far reaching views across the roof tops towards Polegate.

INSIDE THE PROPERTY

Step into this welcoming home, where a practical porch provides the perfect space for coats and shoes before leading into a generous central hallway. Here, you'll find a built-in storage cupboard and useful understairs storage, ensuring a clutter-free environment. The expansive living room is bathed in natural light, thanks to its large windows, creating a bright and airy atmosphere. With ample space for a dining area, this room is ideal for both everyday living and entertaining. A rear extension enhances the layout, offering additional versatility. A striking fireplace serves as a focal point, featuring a stone hearth and a rich dark wood mantle, which extends on either side to create stylish display shelving. The ceiling design adds a touch of character, with spotlights and uplighters, allowing you to adjust the ambiance to suit any occasion. This sleek, high-gloss kitchen is designed for both style and practicality, offering a wide range of wall and base units for ample storage. The integrated fridge freezer ensures a seamless finish, while the large stainless steel range—complete with dedicated ovens and a five-ring gas hob, including a wok burner—sits neatly beneath a built-in extractor hood, making cooking effortless. A spacious worktop preparation area provides plenty of room for culinary creativity, with plumbing in place for a washing machine to maximize convenience. Thanks to the rear extension, the property also benefits from a separate downstairs WC, discreetly positioned at the back of the room, with direct access to the rear garden. Finished with crisp white tiles and a striking green mosaic border, this kitchen is both refreshing and inviting—a space that truly enhances the home.

UPSTAIRS

Ascending the stairs from the hallway, you arrive at the first-floor landing, where you'll find loft access, an airing cupboard (containing the boiler), and entry to all rooms. The principal bedroom is a generously sized double, offering fabulous front-facing views. With ample space for wardrobes and additional bedroom furniture, it provides both comfort and practicality, enhanced by spotlight lighting along the ceiling's center. At the rear of the property, Bedroom Two is another well-proportioned double, benefiting from plenty of storage options and a lovely outlook over the garden. Bedroom Three, positioned at the front, is a versatile space—ideal as a single bedroom or home office—and features a cupboard over the stairs, offering valuable storage. The family bathroom is fully tiled in crisp white, complete with a matching pedestal wash basin and a walk-in shower cubicle, enclosed by a glass screen with wall-mounted controls. A chrome heated towel rail adds a touch of luxury. Adjacent to the bathroom, a separate WC provides additional convenience, perfect for busy households.

OUTSIDE

Set in an elevated position, this home enjoys a commanding presence above the road, with steps leading to the front door. However, accessibility has been carefully considered, with a brick-built ramp seamlessly integrated into the frontage, ensuring ease of entry for all. The approach is enhanced by low-growing plants and shrubs, creating a charming floral display, while railings guide the way to the entrance. A private driveway provides off-road parking in front of the attached garage. To the side, a gated entrance leads into the beautifully landscaped rear garden. Here, a paved patio with an outdoor tap offers a practical space for gardening or relaxation. As you explore further, you'll discover an impressive series of rendered tiers, thoughtfully designed with steps weaving through vibrant flower beds. Roses, lavender, and neatly trimmed hedges ensure year-round colour and greenery, creating a truly picturesque setting. At the very top, beneath the canopy of a majestic beech tree, awaits a Mediterranean-style pizza oven and BBQ.







LOCATION

Situated in a desirable residential area, 3 Exeter Close, Eastbourne, BN22 0LA offers easy access to essential amenities while enjoying a peaceful setting. The property is conveniently located within a mile of local shops and supermarkets, ensuring everyday convenience, while Eastbourne District General Hospital is approximately three miles away, providing comprehensive medical services. For travel and commuting, Eastbourne Train Station is just two miles away, offering direct links to London and Brighton. Gatwick Airport is approximately 45 miles away, making international travel accessible. Nearby towns include Hailsham, which is six miles away, Lewes at around 15 miles, and Brighton approximately 25 miles away. One of the biggest attractions of this location is its proximity to the seafront, just two miles away, perfect for scenic coastal walks and relaxation. The charming village of Willingdon is less than two miles away, offering local pubs, shops, and countryside walks. Additionally, local attractions such as Beachy Head, Eastbourne Pier, and Sovereign Harbour provide fantastic leisure opportunities. With its blend of convenience, coastal charm, and excellent transport links, this location makes an ideal place to call home.

DIRECTIONS: <https://w3w.co/drift.fumes.socket>

Local Authority: Wealden

Services (not checked or tested): Mains Water, Gas, Electricity, Drainage

Tenure: Freehold

EPC: EPC Rating D

Council Tax Band: D

Offers in Region of £400,000

Viewings

By Appointment Only

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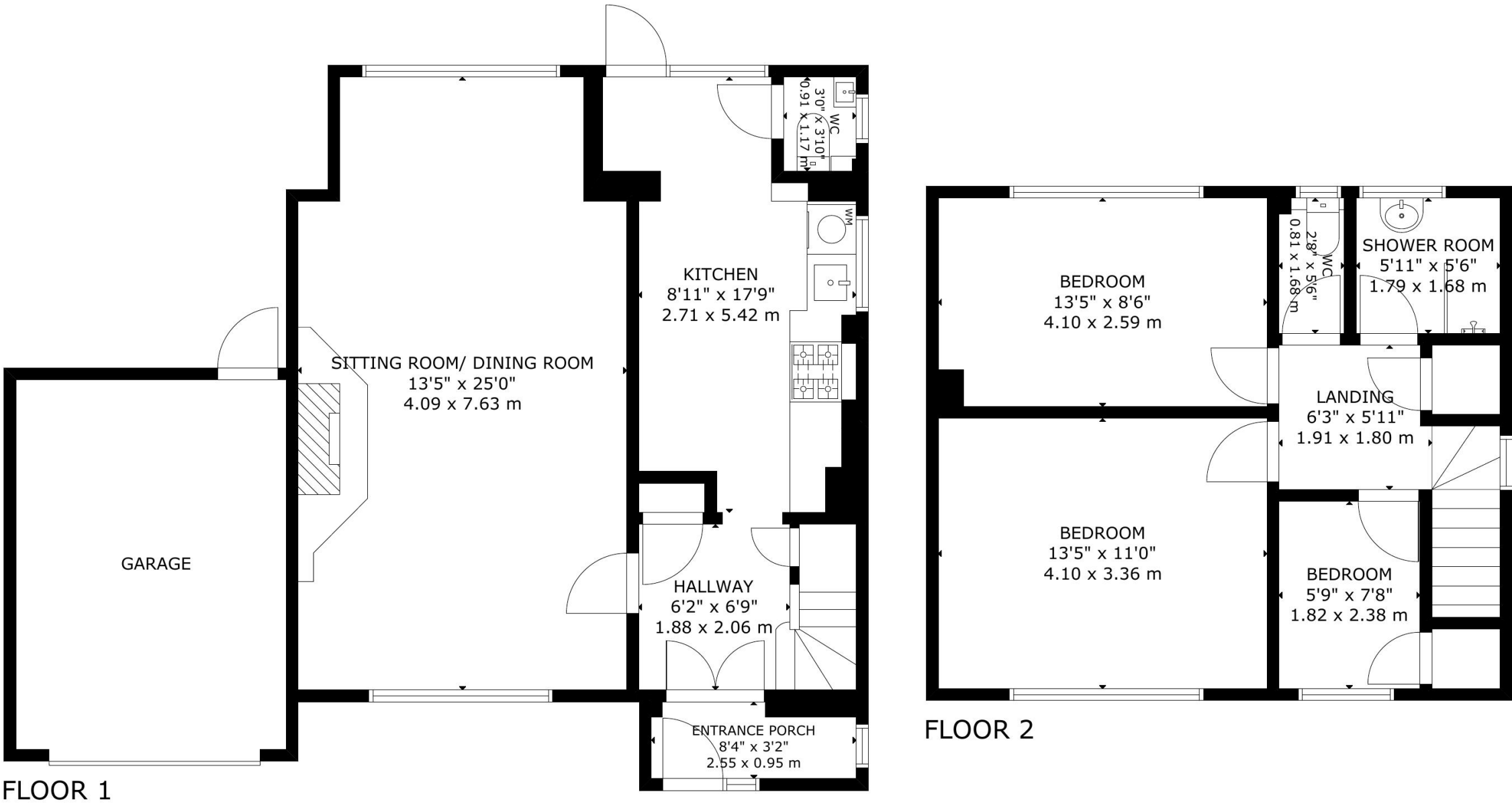
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GROSS INTERNAL AREA
TOTAL: 98 m²/1,054 sq.ft
FLOOR 1: 55 m²/593 sq.ft, FLOOR 2: 43 m²/461 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

