



22 Huggetts Lane, Eastbourne, East Sussex BN22 0LU



This lovely bungalow has been modernised throughout with quality fixtures and large rear extension to create a wonderful large open plan Kitchen and Living space, with sliding doors leading directly out to a large south facing garden. There is a further living room at the front of the property, two bedrooms as well as a huge wet room bathroom, utility room and separate WC, a garage and parking for lots of vehicles. Located within the very desirable area of Willingdon, Eastbourne

- PORCH
- HALLWAY
- LOUNGE
- KITCHEN
- EXTENSION
- UTILITY
- SEPARATE WC
- BEDROOM 1
- BEDROOM 2
- BATHROOM



## Description

AP Estate Agents are proud to present a wonderful Semi-detached bungalow, which has been superbly extended and modernised with quality fixtures and fittings to create a lovely home. The extension off the rear of the property has made a huge difference to the overall size and opens the Kitchen out to a large living/dining area which has direct access, as well as view to the rear garden. In addition to this space you have a large living room at the front of the property, Two good size bedrooms, a utility room and separate WC, as well as a huge wet room bathroom that was created by using the original 3rd bedroom. There is scope to reconfigure this property in order to reinstate a 3rd bedroom if required.

### INSIDE THE PROPERTY

As you enter the property through a useful eternal PORCH a double glazed door leads you through into a long HALLWAY which stretches pretty much the entire length of the property. Its evident to see that you have walked into an immaculately presented property, which includes high quality oak doors and frames before. To your left is BEDROOM 2 with views over the front of the property and a generous built in triple wardrobe with sliding doors. This room is conveniently next to the SEPARATE WC which has a heated towel rail and wall mounted basing with storage below. THE UTILITY ROOM was the original bathroom before the modernisation was undertaken, you will find in here a heated chrome towel rail, a number of base units for storage, plumbing and space for a washing machine as well as a modern Worcester wall mounted boiler. As you walk out back into the Hallway there is a loft hatch above and the electric meters neatly concealed in front of you, to your left further down the Hall, is a really useful coats cupboard with hanging and shelving space within. A glazed oak door on the right leads into the LIVING ROOM this is a large room with views out over the front garden, it is easily possible to fit a 3 piece suite as well as occasional furniture around the room. The room has a ornamental stone fire place with an electric convection fire within as an attractive focal point. The BATHROOM is next along the hallway, this was originally bedroom 3 and has now been transformed into a huge Wet room with a walk-in shower with a glass partition, wall mounted wash basin with storage units below and mirror unit above, low level WC, heated chrome towel rail and a panel bath with mixer tap and hand held shower attachment. Across from the bathroom is the PRINCIPAL BEDROOM, fitted out with an extensive range of fitted wardrobes, two singles and two doubles along one wall with a further couple of doubles either side of where the bed would be positioned, an absolute dream for someone with lots of clothes! Onwards into the extended part of the house, the layout of this area is ideal and careful planned with the KITCHEN finished in a light fresh glossy arrangement of units, integrated fridge and freezer, space and plumbing for a dishwasher, electric oven with hob and extractor above, and a stainless steel sink beneath the window. The REAR EXTENSION which is open plan to the kitchen offers a large space that could be used in a variety of ways, there is room in front of the sliding patio doors to have a dining table allowing you to leave the rest of the area of to further Living space, where you can look out of a huge window over your wonderful large garden. It is a very light room with the advantage of roof lanterns, this is particularly important as the principal bedroom window looks into this area and provides that room with light during the day.

### OUTSIDE

The property is approached via a driveway with parking for several cars, the front garden has been covered in shingle for easy maintenance, but this would also lend itself for extra parking should the need arise, there is a secure gate leading down the side of the property creating more parking but also access to the GARAGE; within there is power and lighting with an up-and-over door at the front and secondary access at the side. The REAR GARDEN has a sizeable paved patio area abutting to the house, which leads onto a huge are of lawn with contained flower beds at the rear. It is a sizeable garden of some 90ft in length and not only is it south facing appreciating all the sun has to offer, but it also has a lovely far reaching view of the South Downs.





#### ADDITIONAL INFORMATION

SERVICES: Mains water, gas and electric  
COUNCIL TAX: Band C £2,150

#### LOCATION

Positioned within a Prime location along Huggetts lane this property benefits from being only a stones throw from Huggetts lane recreation ground that hosts Cricket and football, with a fenced children's play area near the club house. There is also a square of shops in the road opposite the property which has a Tesco Express, Pharmacy, Barbers, Hairdresser, Fish and Chips, Dominoes, all day Cafe, Chinese and a Public house to name a few. Willingdon also has a Triangle of shops nearby as well, so as you can tell this property is within a fantastic catchment area for all your daily needs and only a short drive from Willingdon Primary, Ratton secondary and Hampden Park academy.

Hampden Park mainline station is 2 miles away and gets you to Brighton in 40minutes, Gatwick in under 60minutes and London Victoria in just over 90minutes

Eastbourne (3.2 miles), Hailsham (5 miles), Hastings (18 miles), Brighton (25 miles), Royal Tunbridge Wells (30 miles), Gatwick airport (41 miles)

[www.visiteastbourne.com](http://www.visiteastbourne.com) for more information on the town

#### DIRECTIONS

<https://w3w.co/fans.figure.chill>

**Local Authority:** Wealden

**Services (not checked or tested):** Mains Gas and Drainage

**Tenure:** Freehold

**EPC:** EPC Rating C

**Council Tax Band:** C

**£450,000**

**Viewings**

By Appointment Only



**Disclaimer:**

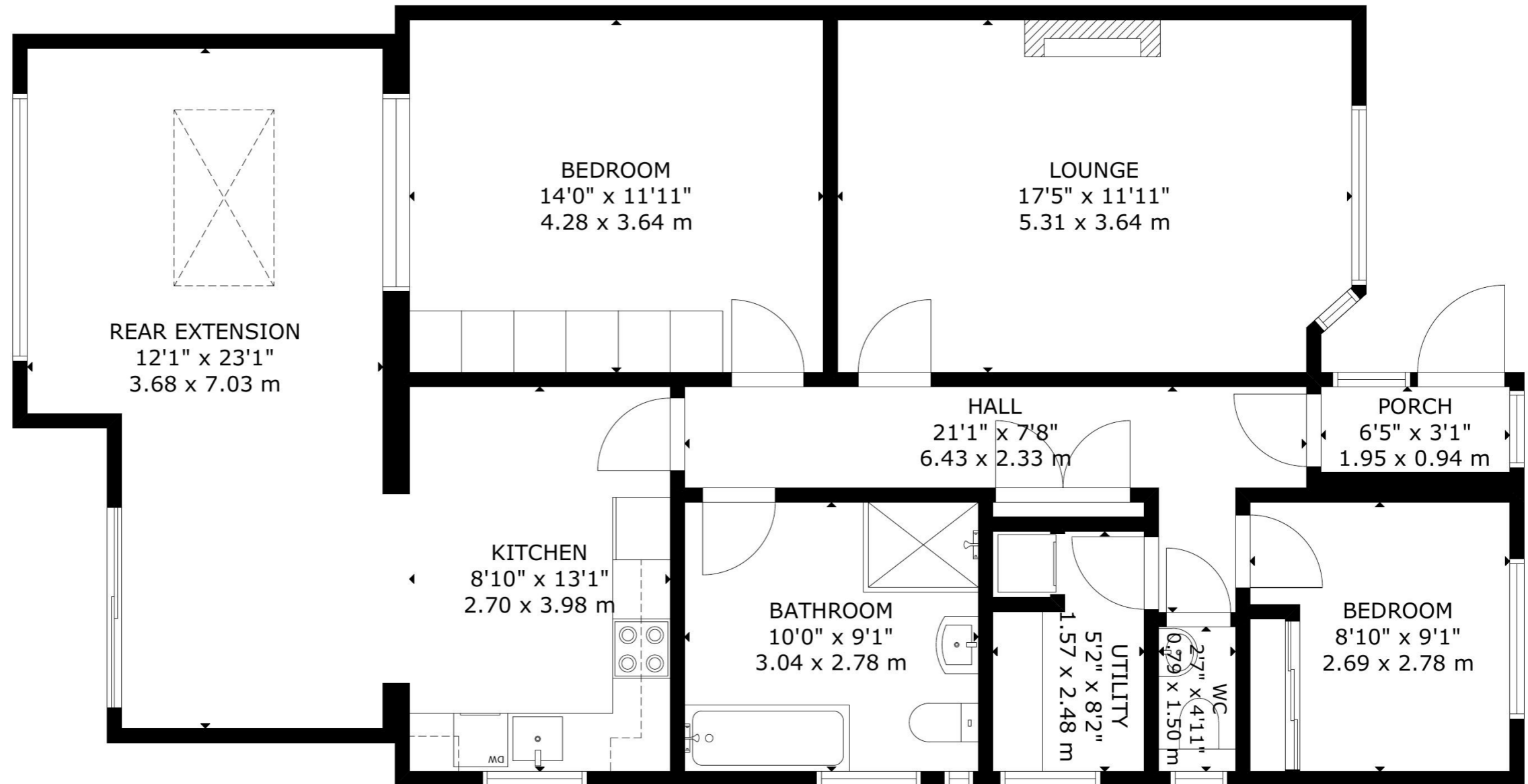
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FLOOR 1

GROSS INTERNAL AREA  
 TOTAL: 104 m<sup>2</sup>/1,118 sq.ft  
 FLOOR 1: 104 m<sup>2</sup>/1,118 sq.ft  
 EXCLUDED AREAS: PORCH: 2 m<sup>2</sup>/19 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	71	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

