

Trundles, Park Avenue,
Eastbourne, BN21 2XH



 4 Bedroom  4 Reception  3 Bathroom

Freehold

Guide Price
£875,000 - £900,000



TOWN PROPERTY



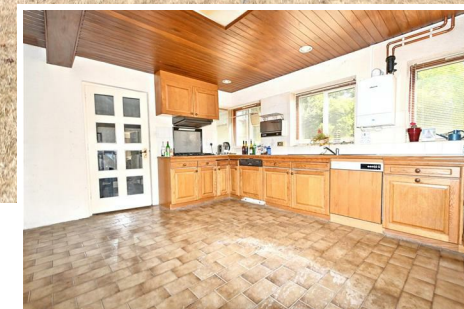
01323 412200

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A truly exceptional four bedroom country residence set within nearly one acre of beautifully secluded grounds, with a long private driveway, generous parking and far reaching views across Willingdon. The Trundles is a substantial and highly individual home offering an impressive combination of space, privacy and versatility. Approached via a long private driveway, the property is discreetly tucked away within approximately one acre of mature, wrap around gardens, creating a wonderfully peaceful setting. The accommodation is exceptionally generous, with four bedrooms, three bathrooms and multiple reception spaces, making it ideal for both family life and entertaining. The ground floor features an impressive main living room with adjoining dining area, a large kitchen opening into a breakfast room and rear porch, plus a further exceptionally spacious reception room offering excellent flexibility as a family room, cinema, games room or home office. A cloakroom completes the ground floor. Upstairs, the principal bedroom suite enjoys access to a large private terrace with lovely views across Willingdon and the mature gardens, together with its own En-suite bathroom/shower room. There are two further generously proportioned double bedrooms sharing a Jack and Jill bathroom/shower room, plus a further bedroom, providing excellent flexibility for families, guests or home working. Outside, the approximately one acre plot offers an exceptional level of privacy, with mature trees, shrubs, two ponds and a natural, unheated swimming pool creating a tranquil outdoor environment. A double garage provides additional storage and parking, whilst the driveway comfortably accommodates approximately 7-8 cars. The Trundles is a rare opportunity to acquire a substantial and versatile family home in a wonderfully private setting, combining extensive accommodation, generous grounds, entertaining space and attractive views across Willingdon.

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into 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. If you do not have your own surveyor, we would be pleased to recommend one. 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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Main Features

- Wonderful Detached House
- 4 Double Bedrooms
- Ground Floor Cloakroom
- Living Room & Dining Room
- Kitchen & Separate Breakfast Room
- Additional Reception Room
- En Suite Bath & Shower Room & Family Shower Room/WC
- Jack & Jill Bathroom/WC
- Beautiful Lawned Wrap Around Gardens
- Driveway & Garage

Entrance
Wooden front door to-

Hallway
Radiator. Stairs to first floor. Door to-

Ground Floor Cloakroom
Low level WC. Wash hand basin. Understairs storage cupboard. Radiator. Double glazed window to front aspect.

Living Room
14'8 x 12'6 / 9'2 x 8'10 (4.47m x 3.81m / 2.79m x 2.69m)
Three radiators. Parquet flooring. Open fireplace with brick hearth and timber mantle above. Double glazed windows to front, side and rear aspects. Openings to-

Dining Room
20'5 x 9'7 (6.22m x 2.92m)
Two radiators. Parquet flooring. Three double glazed windows to rear and side aspects.

Kitchen
15'7 x 13'3 (4.75m x 4.04m)
Fitted range of wall and base units, surrounding worktop with inset stainless steel sink and drainer. Four ring gas hob with extractor above. Eye level oven with integrated microwave above. Integrated fridge freezer, washing machine and dishwasher. Wall mounted Worcester boiler. Five double glazed windows. Door to-

Breakfast Room
13'0 x 10'7 (3.96m x 3.23m)
Radiator. Double glazed windows to front and rear aspect. Door to rear porch. Door to-

Reception Room
22'6 x 14'8 (6.86m x 4.47m)
Four radiators. Two double glazed windows to front aspect. Two double glazed windows to rear aspect. Sliding door to garden.

Rear Porch
13'3 x 3'8 (4.04m x 1.12m)
Tiled flooring. Storage cupboard. Double glazed windows. Double glazed door to garden.

Stairs from Ground to First Floor Landing
Radiator. Double glazed windows. Access to loft (not inspected).

Master Bedroom
14'11 x 13'0 (4.55m x 3.96m)
Radiator. Built in wardrobe. Double glazed window to front aspect. Sliding door to sun terrace.

En Suite Bathroom/WC
Tiled bath & separate shower cubicle. Large pedestal wash hand basin. Low level WC. Bidet. Heated towel rail. Radiator. Built in cupboard Double glazed window to rear aspect.

Family Shower Room/WC
Shower cubicle. Low level WC. Pedestal wash hand basin. Heated towel rail. Cupboard housing hot water cylinder. Double glazed window.

Bedroom 4
9'9 x 8'1 (2.97m x 2.46m)
Radiator. Built in wardrobe. Double glazed window to rear aspect.

Bedroom 2
12'3 x 11'1 (3.73m x 3.38m)
Radiator. Built in wardrobe. Double glazed window to rear aspect. Access to-

Jack and Jill Bathroom/WC
Panelled bath with separate shower cubicle. Pedestal wash hand basin. Low level WC. Radiator. Loft access (not inspected). Double glazed window. Door to-

Bedroom 3
15'3 x 9'6 (4.65m x 2.90m)
Two radiators. Built in wardrobes. Triple aspect with three double glazed windows to front side and rear aspect.

Outside
The wrap around gardens are mainly laid to lawn with a variety of flower beds, mature trees, shrubs, a garden pond and pool.

Parking
A large driveway provides off road parking for multiple vehicles and provides access to the-

Double Garage
Up and over door.

COUNCIL TAX BAND = G

