

Ashcombe, 55a Wannock Lane, Eastbourne, BN20 9SE

Freehold

£799,950



 5/6 Bedrooms  2/3 Reception  3 Bathroom

 **TOWN PROPERTY**

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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Set amongst the back drop of spectacular heritage down land, this superbly appointed detached house is enviably located in Lower Willingdon/Wannock within close walking distance of nearby shops and the revered Willingdon School. This deceptively spacious family home boasts five/six double bedrooms, has two/three generous receptions and three luxuriously appointed bathrooms that include two en suites. The elegant central staircase is a notable feature within the reception hallway and the integral double garage offers invaluable additional parking added to the driveway where off street parking exists for multiple vehicles. There is also scope for annexe style usage, subject to consents, if the garage and/or loft was converted. Additional benefits include a cloakroom, useful utility room and a kitchen/breakfast room where granite worktops and integrated appliances are included as standard. This immaculate home is complimented by level lawned and patio gardens that are secluded and enjoy a south easterly aspect. These include a gentle stream and a new timber frame garden gazebo with pitched tiled roof and patio heaters. Willingdon Village and Jevington Village are respectively within close walking distance whilst Polegate with its high street shops and mainline railway station is approximately one and a half miles distant.

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 info@town-property.com



Main Features

- Detached House

- 5/6 Bedrooms

- Cloakroom

- Study/Gym/Bedroom 6

- Sitting & Dining room

- Kitchen/Breakfast Room &

- Utility Room

- En-Suite Luxury Bath & Shower

- Room/WC & Further Jack & Jill

- En-Suite to Bedrooms 3 & 4

- Cinema Room/Bedroom 2

- Stunning Family Bath & Shower

- Room/WC

- Lawned & Patio Gardens &

- Integral Garage & Driveway for
3+ Vehicles

Entrance

Composite double glazed door to-

Entrance Hallway

Radiator. Understairs store cupboard and Wi-Fi hub. Wood effect flooring. Frosted double glazed window.

Cloakroom

Low level WC. Wall mounted wash hand basin with mixer tap. Radiator. Wood laminate flooring. Frosted double glazed window.

Study/Gym/Bedroom 6

14'07 x 9'01 (4.45m x 2.77m)

Radiator. Wood effect flooring. Double glazed window to side aspect.

Sitting Room

16'11 x 14'01 (5.16m x 4.29m)

Radiator. Fireplace with ornate surround and mantel above. Wood effect flooring. Double glazed window to side aspect. Double glazed double doors and adjacent windows to rear garden.

Dining Room

14'04 x 10'0 (4.37m x 3.05m)

Radiator. Wood effect flooring. Double glazed double doors to side aspect.

Double Aspect Kitchen/Breakfast Room

16'10 x 12'0 (5.13m x 3.66m)

Range of units comprising of bowl and a half inset sink bowl with mixer tap and surrounding granite upstands, work surfaces and inset drainer with cupboards and drawers under. Inset four ring induction hob and wall mounted extractor above. Integrated full height refrigerator, low level freezer and dishwasher also included. Range of wall mounted units. Radiator. Marble tiled flooring. Double glazed windows to rear and side aspects.

Utility Room

8'06 x 5'03 (2.59m x 1.60m)

Bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards under. Space and plumbing for washing machine and tumble dryer. Range of wall mounted units. Radiator. Marble tiled flooring. Double glazed door to side aspect.

Stairs from Ground to First Floor Landing:

Radiator. Airing cupboard. Double glazed skylight to front aspect. Access to large boarded loft with ladder (not inspected).

Master Bedroom

16'11 x 11'07 (5.16m x 3.53m)

Radiator. Built in wardrobe. Carpet. Wall mounted airing conditioning unit. Double glazed window to front aspect.

En-Suite Luxury Bath & Shower Room/WC

Panelled bath with mixer tap and shower attachment. Shower cubicle with wall mounted shower. Wall mounted wash hand basin with mixer tap set in vanity unit. Low level WC. Tiled flooring. Part tiled walls. Radiator. Frosted double glazed window.

Cinema Room/Bedroom 2

14'09 x 10'09 (4.50m x 3.28m)

Radiator. Carpet. Double glazed skylight to side aspect.

Bedroom 3

18'09 x 12'02 (5.72m x 3.71m)

Radiator. Carpet. Built in wardrobe. Double glazed window to front aspect. Door to-

Jack & Jill En-Suite

Shower cubicle with wall mounted shower. Low level WC. Wall mounted wash hand basin. Tiled flooring. Radiator. Door to-

Bedroom 4

12'02 x 11'11 (3.71m x 3.63m)

Radiator. Carpet. Built in wardrobe. Double glazed window to rear aspect.

Bedroom 5

12'07 x 11'09 (3.84m x 3.58m)

Radiator. Built in wardrobe. Carpet. Double glazed window to rear aspect.

Stunning Family Bath & Shower Room/WC

Panelled bath with mixer tap and shower attachment. Large walk in shower cubicle with wall mounted shower. Wall mounted wash hand basin with mixer tap. Low level WC set in vanity unit. Shaver point. Karndean herringbone flooring. Radiator. Frosted double glazed window.

Outside

The secluded and South Easterly facing gardens are mostly laid to lawn and patio and include a new timber framed garden gazebo. A gentle stream also runs through one side of the garden.

Integral Double Garage

17'09 x 17'07 (5.41m x 5.36m)

Twin remote roller door. Electric power. Light. Wall mounted gas boiler. Space for fridge and freezer. Double glazed window and double glazed door to side.

EPC = C.