



Brydes, 10 Wedderburn Road, Eastbourne, BN20 9EB

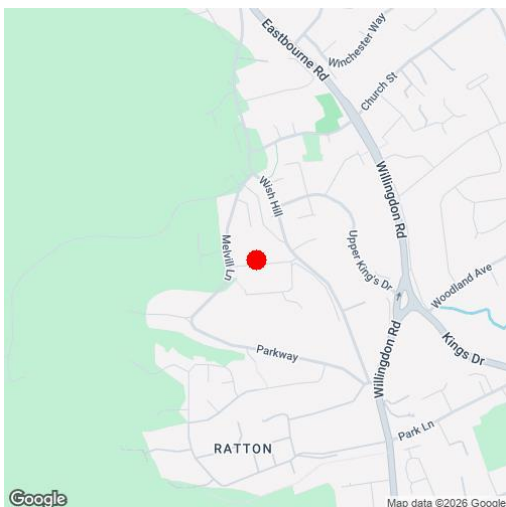
Price £875,000 | Freehold

LS Leaper
Stanbrook

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An exceptional detached residence of individual design and pleasing character set within truly wonderful and immaculately maintained park-like gardens in the heart of Willingdon Village. The beautifully presented accommodation includes a splendid triple aspect 33' x 19' sitting room with impressive brick fireplace surround and casement doors opening onto the rear garden and provides access to a the study. The 29' dining room also has an attractive brick fireplace and provides ample space for large family gatherings. The 21' x 14' L-shape kitchen / breakfast room is comprehensively fitted with a modern range of wall and base units beneath contoured work surfaces with an integrated oven and hob, whilst the adjacent utility room is plumbed for the washing machine. An oak staircase rises from the reception hall to the generous part galleried landing. There are four double bedrooms, with an en-suite dressing room and shower room to the principal bedroom and an en-suite bathroom to the second bedroom. The other two bedrooms are served by a beautifully appointed family bathroom. The beautifully established and secluded rear garden extends to approximately 150' with a large sun terrace, raised rockeries and an expanse of lawn bordered by mature trees and shrubs, providing a truly idyllic setting. An electric sliding gate at the front of the house provides access to the large single garage. The house enjoys easy access to The South Downs National Park, whilst there are two popular Public Houses, a Thai restaurant and other facilities within a few hundred yards in Willingdon Village. An internal inspection is essential to appreciate the merits of this exceptional family home.





At a Glance:

- Beautifully appointed detached residence of charming character
- Set within magnificent park-like gardens
- Two particularly spacious reception rooms and study
- Well appointed kitchen / breakfast room
- Four double bedrooms
- Three bath / shower rooms (Two en-suite)
- Garage
- Gas central heating and sealed unit double glazing

Accommodation:

RECEPTION HALL

SITTING ROOM

33'0" (10.06m) x 19'0" (5.79m) Max

DINING ROOM

29'3" (8.92m) x 15'3" (4.65m)

STUDY

10'0" (3.05m) x 7'0" (2.13m)

KITCHEN / BREAKFAST ROOM

21'6" (6.55m) x 14'0" (4.27m) L-shape with maximum measurements

UTILITY ROOM

18'6" (5.64m) Max x 6'0" (1.83m)

CLOAKROOM / WC

LANDING

PRINCIPAL BEDROOM

16'0" (4.88m) x 8'3" (2.51m)

EN-SUITE DRESSING ROOM

EN-SUITE BATHROOM

BEDROOM 2

17'3" (5.26m) x 12'0" (3.66m)

EN-SUITE SHOWER ROOM

BEDROOM 3

13'9" (4.19m) x 12'6" (3.81m)

BEDROOM 4

10'0" (3.05m) x 9'8" (2.95m)

FAMILY BATHROOM

OUTSIDE:

GARDENS FRONT AND REAR

GARAGE

COUNCIL TAX:

Band 'G'

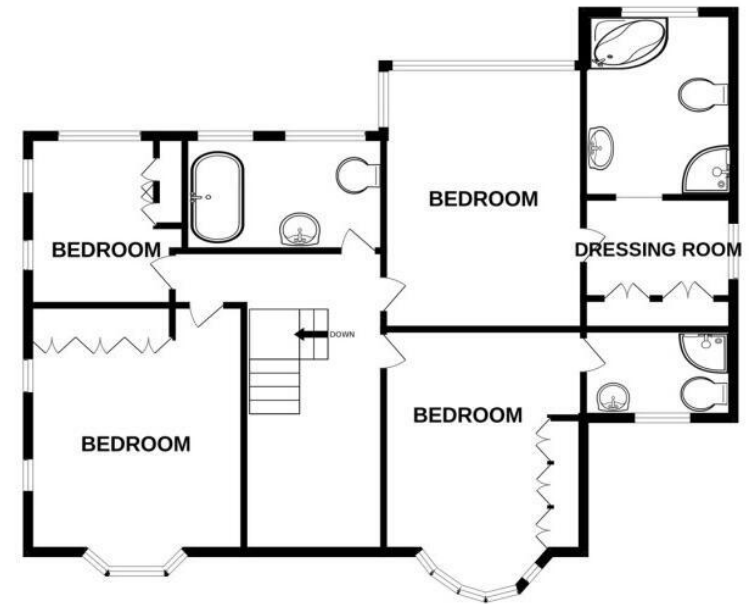
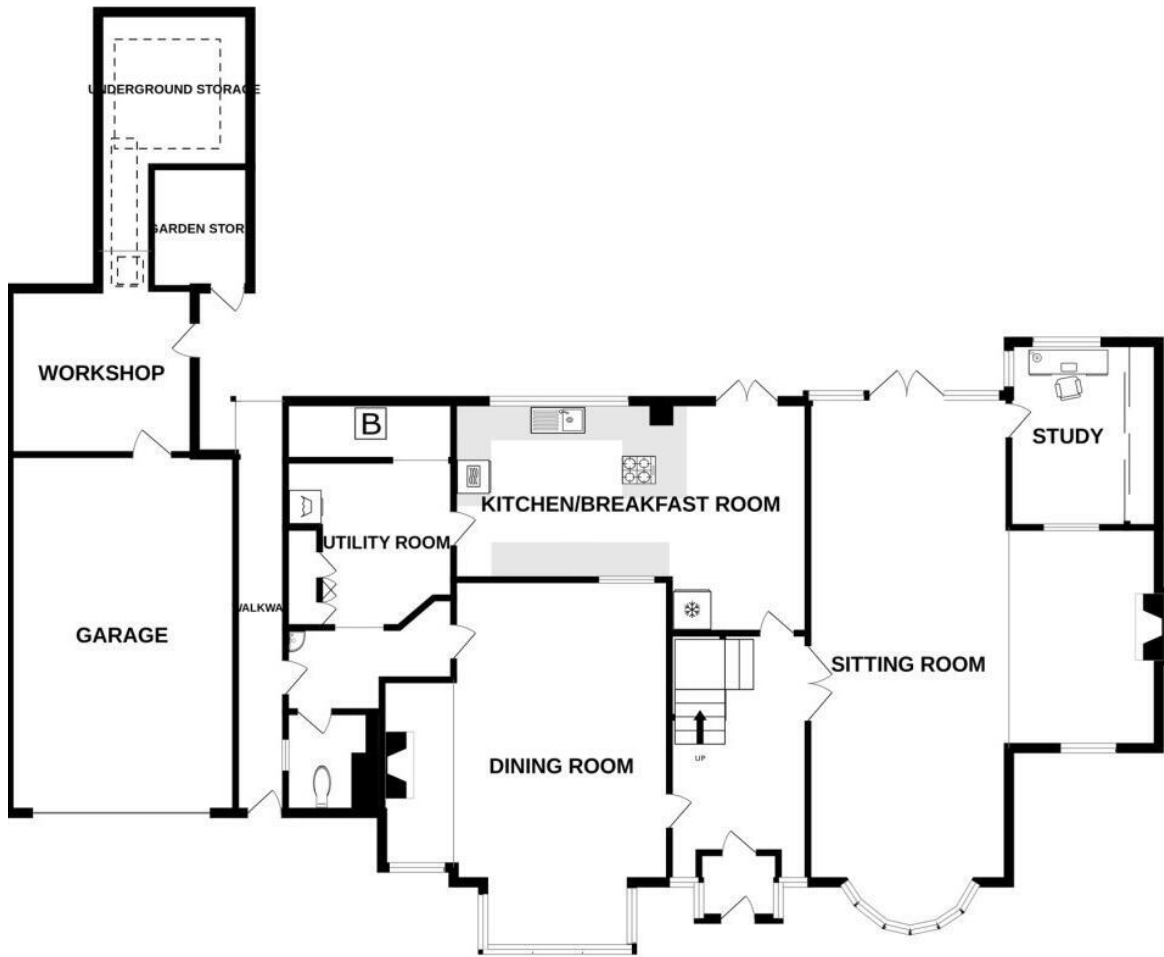
EPC:

Band 'D'



GROUND FLOOR

1ST FLOOR



Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.



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