



22 Meadows Road, Willingdon, Eastbourne, BN22 0NF

Price £600,000 | Freehold

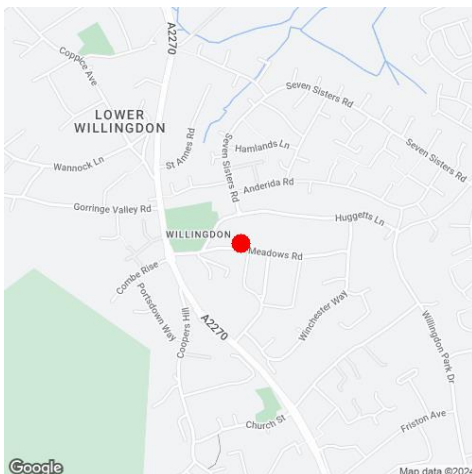
**LS** Leaper  
Stanbrook

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01323 416716

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A beautifully appointed and skilfully extended three bedroom detached house of pleasing appearance set within sizeable gardens in the favoured Willingdon area of Eastbourne affording views to The South Downs. The house has been the subject of extensive refurbishment and adaptation over recent years and now provides particularly spacious living accommodation with a generous sitting room with log burner, and a superb 21' x 17' kitchen/family room with bi-fold doors opening onto the rear garden. The kitchen area is fitted with a comprehensive range of modern wall and base units beneath granite work surfaces with a central island and integrated Neff oven and multi function microwave oven, induction hob and dishwasher. The kitchen leads to a generous utility room, shower room and access to the 20' garage. The front facing bedrooms enjoy delightful downland views and the larger two bedrooms have fitted bedroom furniture and are served by a spacious bathroom with both a walk-in shower and bath. The gardens are an important feature, extending to approximately 120' at the rear laid principally to lawn with a productive kitchen gardens, soft fruits, and apple, pear and plum trees. Of particular note are the energy saving features, including owned photovoltaic and thermal solar panels and a Mechanical Ventilation and Heat Recovery system. Other benefits include wet underfloor heating to the ground floor and bathroom and radiators on the first floor together with sealed unit double glazing. Local shopping facilities are within a few hundred yards at The Freshway, whilst Eastbourne town centre and railway station is approximately 3 miles away. An internal inspection is essential to appreciate the merits of this delightful home.







### At a Glance:

- Beautifully appointed throughout
- Well maintained 120' garden
- Superb 21' x 17' kitchen/family room
- Beautifully appointed bathroom
- Energy saving features
- 20' garage
- Gas central heating (underfloor heating to ground floor)
- Sealed unit double glazing
- Favoured Willingdon location
- Views to The South Downs

### Accommodation:

#### VESTIBULE

#### RECEPTION HALL

16'6" (5.03m) x 9'0" (2.74m)

#### SITTING ROOM

16'6" (5.03m) x 12'6" (3.81m)

#### KITCHEN/DINING ROOM/FAMILY ROOM

21'6" (6.55m) x 17'6" (5.33m)

#### UTILITY ROOM

13'4" (4.06m) Max x 7'6" (2.29m)

#### SHOWER ROOM/WC

#### LANDING

#### BEDROOM 1

12'0" (3.66m) x 10'2" (3.1m) Plus depth of fitted wardrobes to one wall

#### BEDROOM 2

12'0" (3.66m) x 10'3" (3.12m) Plus depth of fitted wardrobes to one wall

#### BEDROOM 3

8'9" (2.67m) x 8'0" (2.44m)

#### BATHROOM/WC

8'6" (2.59m) x 7'6" (2.29m)

#### OUTSIDE:

#### GARAGE

20'0" (6.1m) x 8'0" (2.44m)

#### GARDEN

approximately 120'

#### COUNCIL TAX:

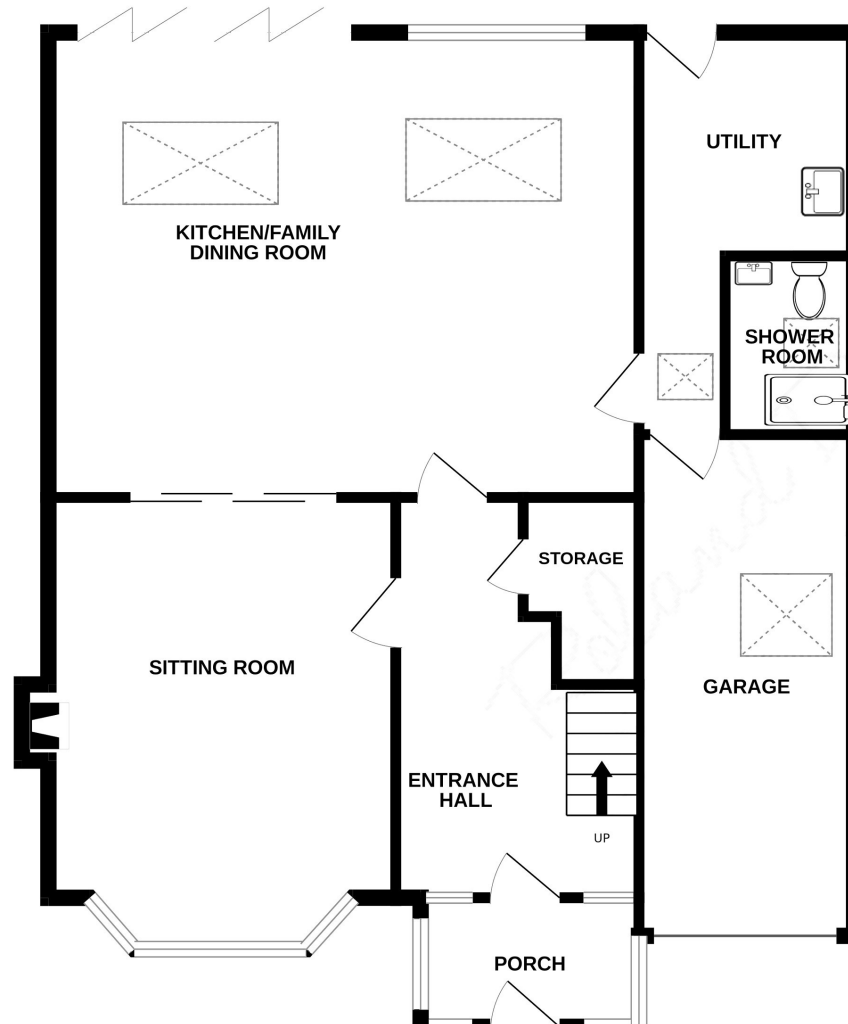
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#### EPC:

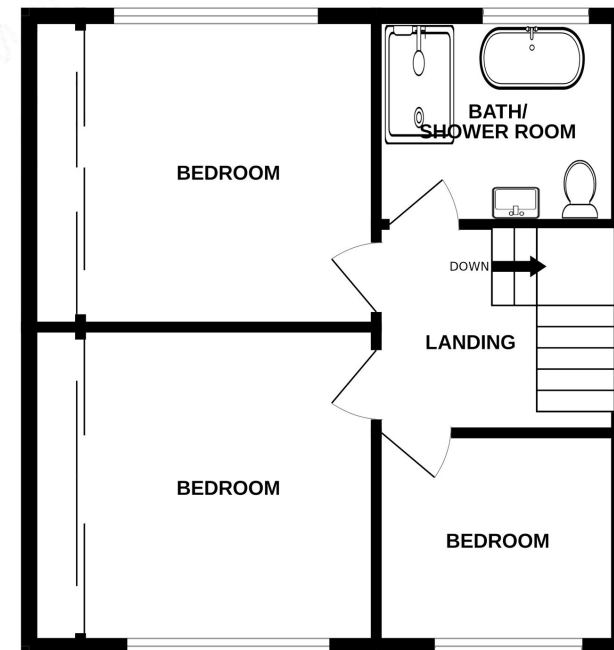
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# GROUND FLOOR



# 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.

**LS Leaper Stanbrook**

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