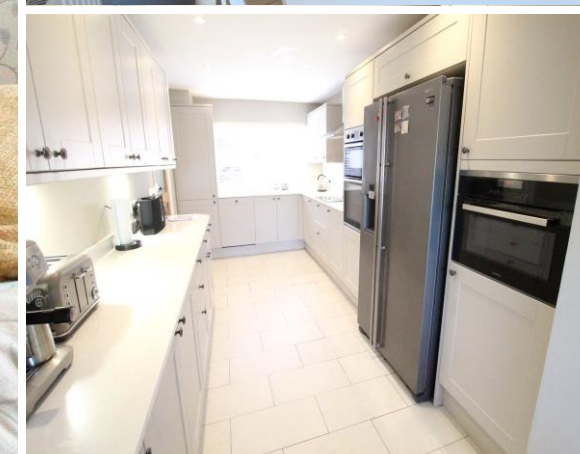




**Medleigh, 26 Melvill Lane,  
Willingdon, Eastbourne, BN20 9EJ  
£600,000**

**Rager & Roberts**



**Medleigh, 26 Melvill Lane, Willingdon, Eastbourne, BN20 9EJ**

# Affording far reaching views to the sea from the loveliest of garden settings – substantially improved 4 bedroom detached home in Willingdon Village.

reception hall • refitted cloakroom/wc • 17' sitting room • 18' dining room • study area • conservatory • refitted kitchen/breakfast room • utility room • 4 bedrooms • bathroom/shower room • attractive garden setting • gas fired central heating • double glazing • garage/store

## Description

Affording far reaching views to the sea from the loveliest of garden settings - substantially improved 4 bedroom detached home in Willingdon Village. The extended accommodation has been substantially improved by the present owners and now affords a luxuriously refitted kitchen/breakfast room 25' in length with glorious garden aspect. The beautifully landscaped garden provides a glorious setting in a highly sought after area within Willingdon Village. An early appointment to view this delightful home is strongly recommended.

## Location

Melvill Lane is within the sought after residential area of Willingdon within walking distance of the Village. Eastbourne town centre is just over 2 miles distant with its mainline railway station and principal shopping thoroughfare, theatres and restaurants. Sporting facilities in the Eastbourne area including sailing, the David Lloyd Sports Centre and 3 golf courses the nearest being the Willingdon course. To the west of Willingdon lies miles of scenic downland countryside forming the South Downs National Park.

Front Door to

**Entrance Lobby** tiled floor.

**Refitted Cloakroom/wc** with wash basin, tiled floor, radiator.

**Reception Hall** with wood block flooring, radiator.

**Sitting Room** 17'2" x 11'8" (5.23m x 3.56m) into the bay window and with aspect over the front garden, attractive marble fireplace with fitted wood burner, radiator, communicating on the open plan with

**Study Area** 11'9" x 8'6" (3.58m x 2.6m) with glorious garden aspect, radiator, sliding patio doors to the garden.

**Dining Room** 18'2" x 13' (5.54m x 3.96m) with oak flooring, 2 radiators. Sliding patio door to

**Conservatory** 14' x 11' (4.27m x 3.35m) with lovely aspect over the rear garden, radiator, double doors to the garden and terrace.

**Luxuriously Refitted Kitchen/Breakfast Room** 25'2" x 9' (7.67m x 2.74m) and fitted with extensive range of granite working surfaces with drawers and cupboards below and matching range of cabinets over, one and a half bowl ceramic sink unit with mixer tap, range of integrated appliances include the eye level oven and grill, second oven, dishwasher, ceran hob with filter hood over, space for American style fridge freezer, concealed wall mounted boiler, door to

**Utility Room** 12'1" x 6'6" (3.68m x 1.98m) with fitted work surface with cupboards below, space and plumbing for washing machine, single bowl sink unit with mixer tap, door to Garage/Store, door to garden.

The staircase rises to the **First Floor Landing** with built in shelved linen store cupboard housing the lagged water cylinder, access to loft space.

**Bedroom 1** 13' x 9'10" (3.96m x 3m) affording far reaching views over Eastbourne to the sea beyond, radiator.

**Bedroom 2** 11'8" x 11'4" (3.56m x 3.45m) affording sea views, range of built in wardrobe cupboards, radiator.

**Bedroom 3** 11'8" x 6' (3.56m x 1.83m) with aspect over the front garden, radiator.

**Bedroom 4** 9'1" x 6'7" (2.77m x 2m) excluding the depth of the door recess, fine views over Eastbourne to the sea, radiator.

**Bathroom** with white suite comprising panelled bath with mixer tap, separate shower unit with electric shower, wash basin with cupboards below, wc, heated towel rail, tiled floor.

## Outside

An outstanding feature of this property is the attractive garden setting, the rear garden measures about 90' in depth and has been beautifully landscaped, principally laid to lawn with flower beds and borders, there is also a large stone terrace which flanks the rear elevation and affords views toward the sea, at the far end of the garden is a large decked terrace providing fabulous outdoor entertaining space, brick built BBQ, garden pond with water feature, 2 timber garden sheds, gated side access.

**Garage** 13'5" x 10' (4.1m x 3.05m) The garage is currently divided into 2 areas to now include the Utility Room but could be reinstated if required.

The paved driveway provides good off road parking space.

**Tenure** Freehold

## TOWN CENTRE OFFICE

36 Cornfield Road  
 Eastbourne BN21 4QH  
 Tel: 01323 430133  
 Fax: 01323 430144

## OLD TOWN OFFICE


117 Green Street  
 Eastbourne BN21 1RS  
 Tel: 01323 419911  
 Fax: 01323 641941

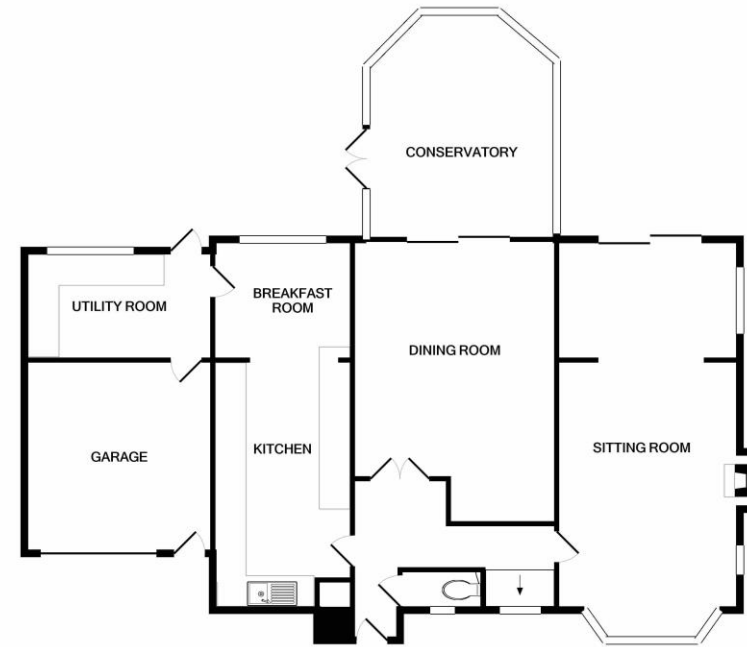
## ALFRISTON

1 North Street  
 Alfriston BN26 5UG  
 Tel: 01323 871171  
 Fax: 01323 430144

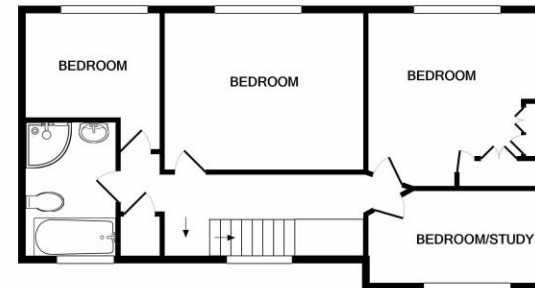
**e-mail:** sales@ragerroberts.co.uk

**website:** www.ragerroberts.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>78</b>
(55-68)	<b>D</b>	<b>66</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	



GROUND FLOOR  
 APPROX. FLOOR  
 AREA 1229 SQ.FT.  
 (114.2 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 563 SQ.FT.  
 (52.3 SQ.M.)  
 TOTAL APPROX. FLOOR AREA 1792 SQ.FT. (166.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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We have not carried out a structural survey nor checked boundaries or tested any apparatus, equipment, fixtures, fittings or services and cannot guarantee that they are in working order or fit for their purpose. All photographs, measurements, floor plans and distances referred to are given as an approximate guide only and should not be relied upon. Measurements indicate the approximate maximum dimensions of any room and can include window bays, wardrobe cupboards and recesses. We have not checked the legal documents to verify the freehold/leasehold status of the property.