



HOME + CASTLE
ESTATE AGENTS

Home and Castle Estate Agents
4 Millfields, Station Rd, Polegate BN26 6AS
Tel: 01323 481922
Email: info@hcsussex.co.uk
hcsussex.co.uk

VIEWING HIGHLY
RECOMMENDED



new
instruction



Willingdon Court, Eastbourne, BN20

| Apartment - Purpose Built | 2 Bedrooms

A two bedroom first floor flat located in the desirable area of Willingdon. This spacious property boasts two well-proportioned bedrooms, a spacious living room and ample storage in both the entrance hall and the flat. The property has been recently decorated and is complemented by brand new carpets throughout. The communal gardens provide a lovely outdoor space, and for those in need of additional storage or extra parking, a garage is available to rent separately. Willingdon Court is close to local shops, schools and bus services to Eastbourne town centre. Polegate mainline station serving London Victoria within a 20 minute walk.

TO LET
£1,200 PCM

Approach

As you approach the property there is on road parking and a block of garages. The property has its own private entrance with a UPVC door, and to the side of the front door is the gate to the communal garden.

Private Entrance Hall

Brand new grey carpet, large under stairs cupboard plus high level cupboards housing consumer unit and electricity meter. Stairs rising to first floor.

First Floor landing 7'7" x 8'2" (2.32 x 2.49)

A large area with brand new grey carpet, a double glazed window to the front aspect, pendant light fitting, power points, storage cupboard and radiator. Further secure door leading into apartment.

Living Room 16'2" x 12'3" (4.94 x 3.75)

A large living room with a double glazed window to the front aspect. With brand new grey carpets, radiator, pendant light fitting, and feature fireplace.

Bedroom One 14'11" x 10'2" (4.56 x 3.11)

Double bedroom with brand new grey carpet, ceiling fan light, radiator and dual aspect double glazed windows with views over the communal garden.

Bedroom Two 10'5" x 8'2" (3.19 x 2.49)

With brand new grey carpet, ceiling light, radiator, double glazed window to the side aspect overlooking the communal garden.

Kitchen 10'2" x 12'2" (3.11 x 3.72)

With a range of base wall and drawer units, with stainless steel sink and partly tiled walls. Double glazed window to the rear aspect overlooking the communal garden. With vinyl wood effect flooring, ceiling light and a radiator. The kitchen appliances include a freestanding electric cooker, chest freezer and under counter fridge.

Bathroom 7'3" x 8'1" (2.22 x 2.48)

Wood effect vinyl flooring, vanity unit with storage, concealed cistern toilet and sink. Shower cubicle that is paneled with a shower. Partly tiled walls and ceiling light.

Communal Garden

Accessed via the side gate is a large communal garden mainly laid to lawn with mature shrubs and hedging.

Additional information

Please Note - BBQ's are not allowed.

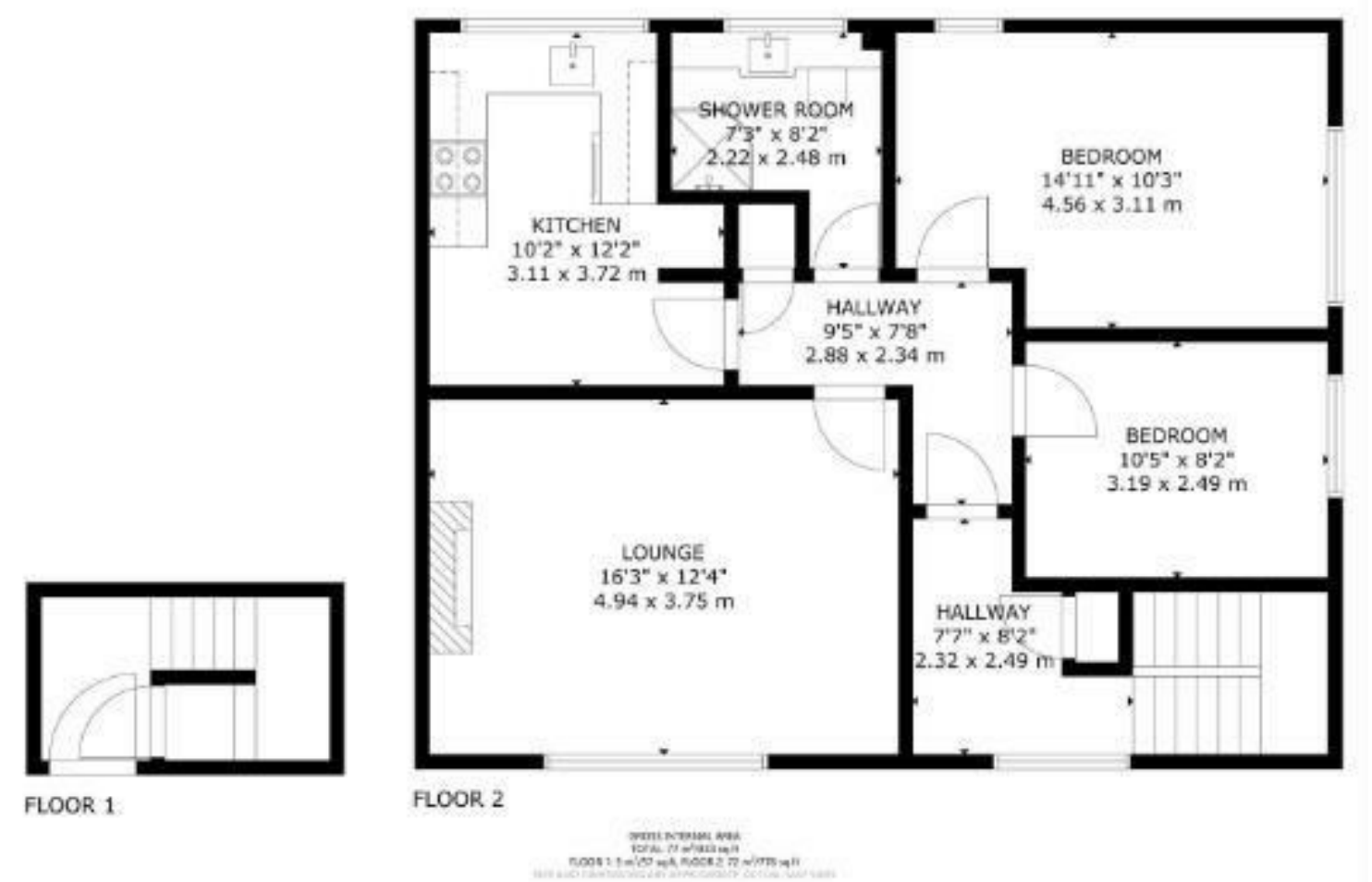
No drying of washing outside the flat.

On road parking,

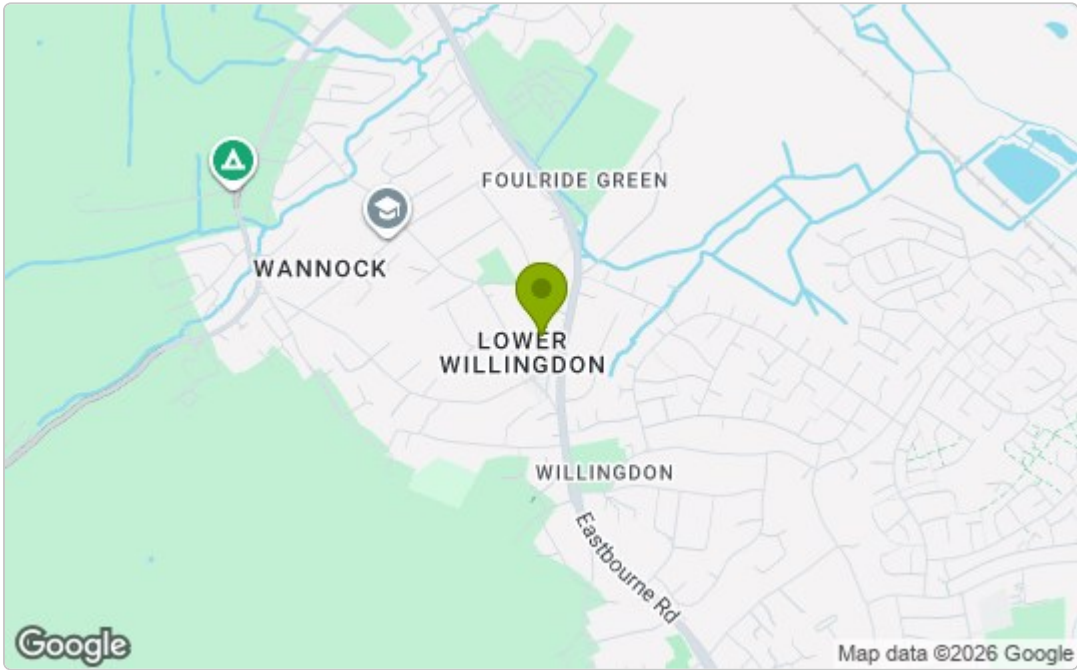
EPC Rating: C

Council Tax Band: B

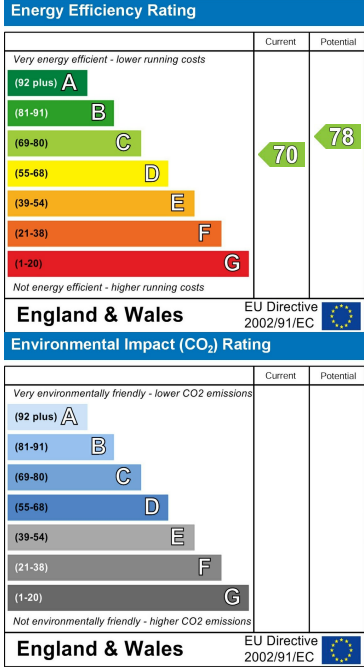
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.