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est. 1978

Taylor Engley

**<u>8 Spring Close, Willingdon Village, Eastbourne, BN20 9HD</u>**
**<u>Price Guide £300,000 Freehold</u>**

**Taylor Engley are pleased to bring to the market this TWO BEDROOM TERRACED HOUSE, located in the highly desirable WILLINGDON VILLAGE area. The property is located in a cul-de-sac and is offered with a GARAGE located in a nearby block. Access to the South Downs is within walking distance, as are the local public houses, Thai restaurant and Post Office. * GAS FIRED CENTRAL HEATING * SEALED UNIT DOUBLE GLAZING * CONSERVATORY * EPC = C**

*** ENTRANCE HALL * LOUNGE * KITCHEN/DINER * CONSERVATORY * TWO BEDROOMS * BATHROOM * ATTIC ROOM * GARAGE * GARDEN ***

**FRONT DOOR TO:**

**ENTRANCE HALL**
Oak flooring, radiator, door to:

**LOUNGE**
14'8" x 13'9" max (4.47m x 4.19m max)
Oak flooring, radiator, double glazed window with outlook to front, understairs storage cupboard, shelving. Open plan to:

**KITCHEN/DINER**
13'9" x 8'5" (4.19m x 2.57m)
Fitted with cream fronted cupboards and drawers, wood effect work surfaces, space and plumbing for washing machine and dishwasher, integral fridge freezer, built-in oven and gas hob with extractor hood over, one and a half bowl sink unit, double glazed window with outlook to rear, part tiled and part oak flooring, radiator, door to:

**CONSERVATORY**
10'6" x 6'1" (3.20m x 1.85m)
Double glazed windows and French doors opening in to the garden, radiator.

From the entrance hall, stairs rise to the first floor landing. Cupboard housing the Vaillant gas boiler.

**BEDROOM ONE**
13'11" x 11'7" max (4.24m x 3.53m max )
Radiator, two double glazed windows with outlook to front, door with stairs up to the attic room.

**ATTIC ROOM**
12'3" x 7'4" (3.73m x 2.24m)
(not full height) Velux window to rear, power and light, shelving.

**BEDROOM TWO**
8'4" x 7'10" (2.54m x 2.39m)
Radiator, double glazed window with outlook to rear, wardrobe recess.

**BATHROOM**
Modern white suite comprising low level WC, washbasin with cupboards below, bath with mixer tap and shower attachment, double glazed window to rear, heated towel rail.

**GARAGE**
Located in nearby block. Up and over door to front.

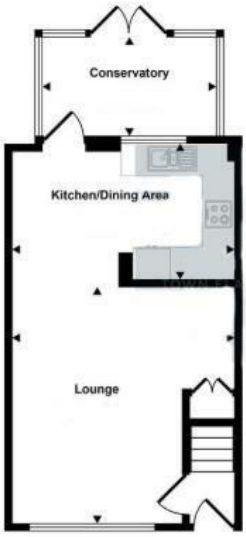
**GARDEN**
Patio and decked area, lawn, gate to rear, stocked flower beds.

**BROADBAND AND MOBILE PHONE CHECKER:**
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

**COUNCIL TAX BAND:**
Council Tax Band B.

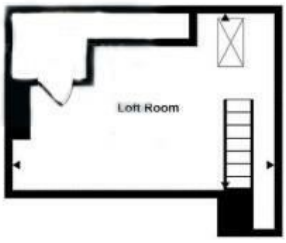
**FOR CLARIFICATION:**
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

**VIEWING ARRANGEMENTS:**
All appointments are to be made through TAYLOR ENGLEY.

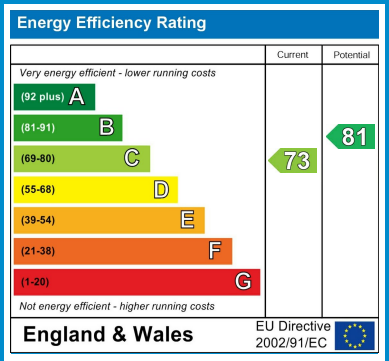


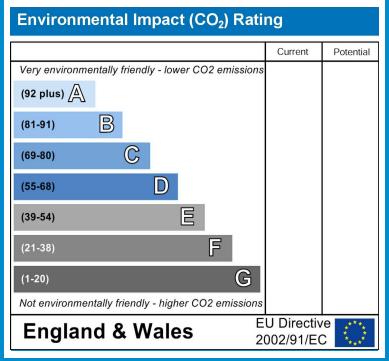

Ground Floor

First Floor




Second Floor




**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed. Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
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