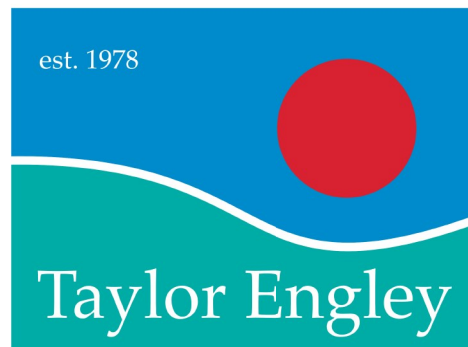


Valuers, Land & Estate Agents
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40 Willingdon Road, Upperton, Eastbourne, East Sussex, BN21 1TJ
£1,325 Per Month

TO LET- THIS TWO DOUBLE BEDROOMED SPACIOUS TERRACED HOUSE situated in a convenient location. The house features a large bathroom with bath and separate shower and a modern fitted kitchen with built-in appliances. The rear garden has been block paved to allow for private gated off street parking if required. EPC = C



*** ENTRANCE HALL * SITTING ROOM * DINING ROOM * KITCHEN * TWO DOUBLE BEDROOMS *
SPACIOUS BATHROOM * GARDEN * PARKING ***



ENTRANCE VESTIBULE

Door leading to:

HALLWAY

Radiator, wood laminate flooring, understairs storage cupboard.

SITTING ROOM

13'11" into bay x 11'08" (4.24m into bay x 3.56m)
Double glazed bay window to front with fitted wooden blinds, radiator.

DINING ROOM

11'04" x 9'09" (3.45m x 2.97m)
Radiator, UPVC door to rear.

KITCHEN

12'06" x 8'10" (3.81m x 2.69m)
Fitted with a range of cream fronted base and wall units, sink, gas hob with extractor fan over, built-in double oven, integral washing machine, dishwasher and fridge freezer. Work surfaces, breakfast bar with seating for two, laminate flooring, radiator, door to rear garden.

From the hallway, stairs rise to the first floor landing, hatch to loft space with fitted ladder, large built-in cupboard with window.

BEDROOM ONE

15'02" x 13'10 into bay (4.62m x 4.22m into bay)
Double glazed windows to front with fitted wooden blinds, radiator, fitted cupboards.

BEDROOM TWO

11'04" x 9'9" (3.45m x 2.97m)
Double glazed window to rear, radiator, ornamental fireplace.

BATHROOM

9'04" x 8' (2.84m x 2.44m)
Double ended bath with mixer tap, shower cubicle, washbasin set in large vanity unit with plenty of storage, WC, towel radiator, double glazed window to rear. Cupboard housing Worcester gas boiler.

TO THE REAR

Block paved, space for off road parking.

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 C - Eastbourne Borough Council.

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 ENGLELY.

REFERENCES AND HOLDING PAUYMENTS

* IMPORTANT * Please be advised that we will require a holding payment to the equivalent of one weeks rent prior to starting referencing. This will be held until the date of move in and will then be deducted from your final rent amount.

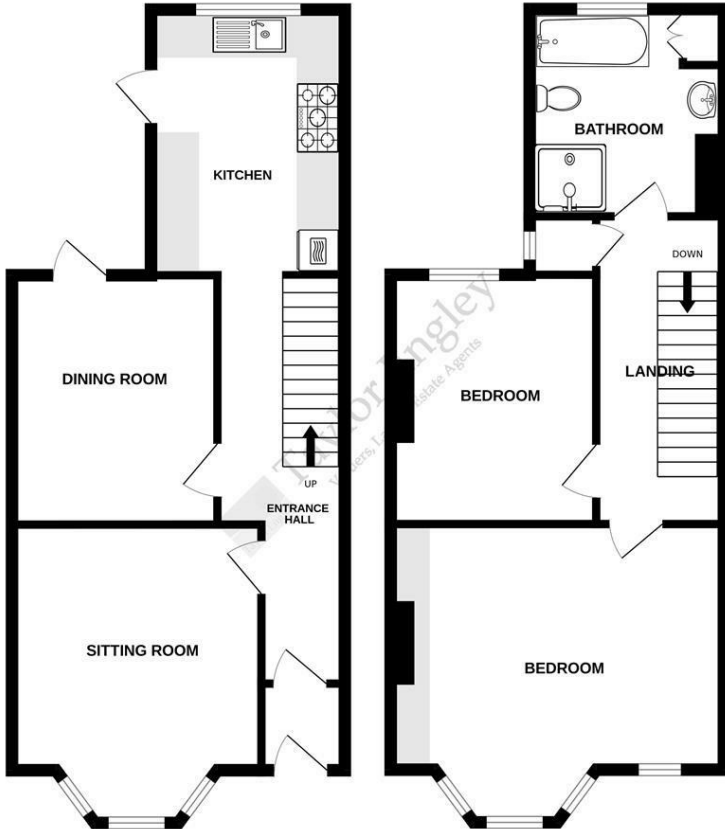
If you decide not to proceed with the tenancy, provide false or misleading information, fail a right to rent check or fail to take reasonable steps to enter into a tenancy agreement, then we will retain the holding payment to cover costs incurred.

If you require further clarification on the above, please do not hesitate to contact us on 01323 722222 or email lettings@taylor-engley.co.uk.



GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.

1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA - 958 sq.ft. (89.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.