



HOME + CASTLE
ESTATE AGENTS

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Willingdon Court, Eastbourne, BN20

| Flat - Purpose Built | 2 Bedrooms

Home + Castle are pleased to advertise this immaculately presented and spacious, purpose built 2 double bedroom 1st floor flat. Situated in great location close to local shops, schools and bus services to Eastbourne town centre. Polegate mainline station serving London Victoria within a 20 minute walk. Features include double glazing, gas central heating, modern fitted kitchen and bathroom with separate WC and well maintained communal gardens. long let required.

TO LET
£1,250 PCM

Approach

Area laid to lawn with flower bed to the front. Pathway to UPVC opaque glazed door to private ground floor hallway.

Private Ground Floor Hallway 5'8" x 3'10" (1.73m x 1.17m)

Carpet, radiator, large under stairs cupboard plus high level cupboards housing consumer unit and electricity meter. Stairs rising to first floor.

1st Floor Landing 7'6" x 5'9" (2.29m x 1.75m)

Double glazed window to the front aspect, pendant light fitting, power points, storage cupboard and radiator. Porcelain tiled floor. Door to hallway.

1st Floor Hallway "L Shaped" 9'4" x 3'10" and 5'1" x 3'4" (2.84m x 1.17m and 1.55m x 1.02m)

Pendant lighting, further storage cupboard. Doors to all rooms.

Lounge Diner 16'9" max x 12'5" (5.11m max x 3.78m)

Double glazed window to rear aspect overlooking communal gardens, porcelain tiled flooring, pendant lighting, power points and radiator. Ornate coving to the ceiling.

Kitchen 12'1" x 7'10" (3.68m x 2.39m)

Range of base wall and drawer units with fitted quartz work surfaces, inset sink and mixer tap. Built-in gas hob, space with plumbing for washing machine and dishwasher. Space for tall fridge freezer. Built in larder with shelving. Double glazed window to the front aspect, radiator, pendant lighting, power points, part tiled walls and tiled flooring and radiator. Wall mounted Viesman combi boiler.

Bedroom 1 13'11" x 10'2" (4.24m x 3.10m)

Double glazed window to the rear aspect, radiators, fitted wardrobes with glass doors, porcelain tiled flooring, pendant light and power points.

Bedroom 2 10'5" x 8'3" (3.18m x 2.51m)

Double glazed window overlooking communal gardens, pendant light, power points and radiator. Ornate cornicing to the ceiling.

Bathroom 7'1" x 4'10" (2.16m x 1.47m)

Panelled bath with fitted chrome drench shower, hand shower, taps and glass screen. Sink set into vanity unit, fully tiled walls, opaque double glazed window to front aspect, chrome ladder style radiator and inset mirror. Porcelain tile flooring, extractor unit.

Envirovent anti condensation unit which must not be turned off.

Separate WC 5'4" x 2'9" (1.63m x 0.84m)

Separate WC with part tiled walls, tiled flooring, opaque double glazed window, radiator and sink.

Additional Information

New 10 year smoke alarms and new carbon monoxide.

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

Please Note - BBQ's are not allowed.

No drying or washing outside the flat.

On road parking,

Bleach must not used on any areas or surfaces within the flat.

Council Tax Band B.

Dimensions Supplied

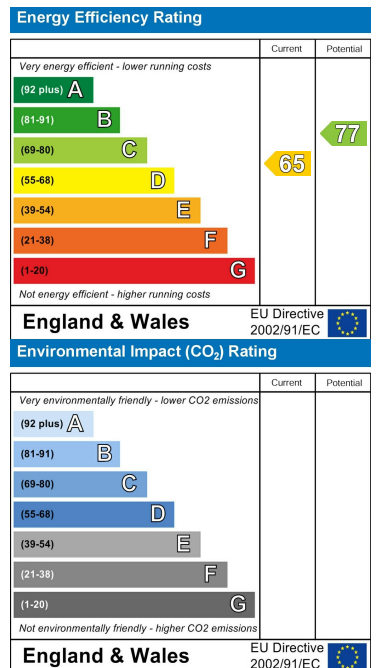
Dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract.

Floor Plan

Area Map



Energy Efficiency Graph



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