



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



Spring Close, Eastbourne, BN20 9HD

Freehold | Bungalow - Semi Detached | 2 Bedrooms

Welcome to this charming and beautifully presented 2-bedroom semi-detached bungalow nestled in the highly sought-after Willingdon village area. This property offers a private, serene, and beautiful situation whilst having a light and airy interior to match its calming surroundings. Boasting two double bedrooms, modern bathroom and kitchen, light lounge and conservatory and delightful Gardens surrounding the property. Spring close also has many local and social amenities within close proximity, such as two local public houses in Wish Hill, Willingdon Golf Course, also a cafe, post office, and Petrol station with M&S convenience store. Also, this properties idyllic location means it's situated less than a mile away from Butts Brow offering stunning walks and views over The South Downs National Park. Enjoy the convenience of being close to amenities yet having a simpler way of life at Spring Close.

FOR SALE
FREEHOLD
£335,000

Approach

Paved steps leading to front garden with mature shrubs providing privacy. Side gate to rear garden and pathway to Upvc front door to...

Entrance Hall

Karndine wood effect flooring, built in cupboard housing electric meter, opaque double glazed window, coved ceiling, radiator, carpet, airing cupboard, access to loft which is partially boarded with loft ladder, light and insulated.

Sitting room 16'4" x 10'5" (4.99 x 3.19m)

Double glazed window to the front aspect. Coved ceiling, radiator, carpet, open fireplace for an ornamental fire only. Wall mounted thermostat. Power points and pendant lighting.

Kitchen 13'1" x 7'0" (4.01 x 2.14m)

Range of base, wall and drawer units with fitted work surfaces. Fitted 1 1/2 bowl enamel sink with mixer tap. Space for fridge freezer, plumbing and space for washing machine and dishwasher. Space for cooker with both electric and gas points. Karndean wood effect flooring, spot light, power points, double glazed window to the side aspect and door to the

Conservatory 11'4" x 12'7" (3.46 x 3.86m)

Upvc windows and dual access, one to garden and one to the decked patio area, power points. Carbon roof.

Bedroom 1 12'11" x 10'3" (3.95 x 3.13m)

Leadlight double glazed window to the front aspect, radiator, coved ceiling, carpet, power points and pendant light.

Bedroom 2 13'2" x 8'0" (4.03 x 2.46m)

Double glazed french doors to rear garden on to decking, carpet, coved ceiling, power points and pendant light and radiator.

Bathroom 8'2" x 5'2" (2.51 x 1.58m)

Panelled bath with fitted shower attachment. Pedestal basin with chrome Mixer tap, low flush WC, part tiled walls, shaver point, spot light, radiator and extractor fan.

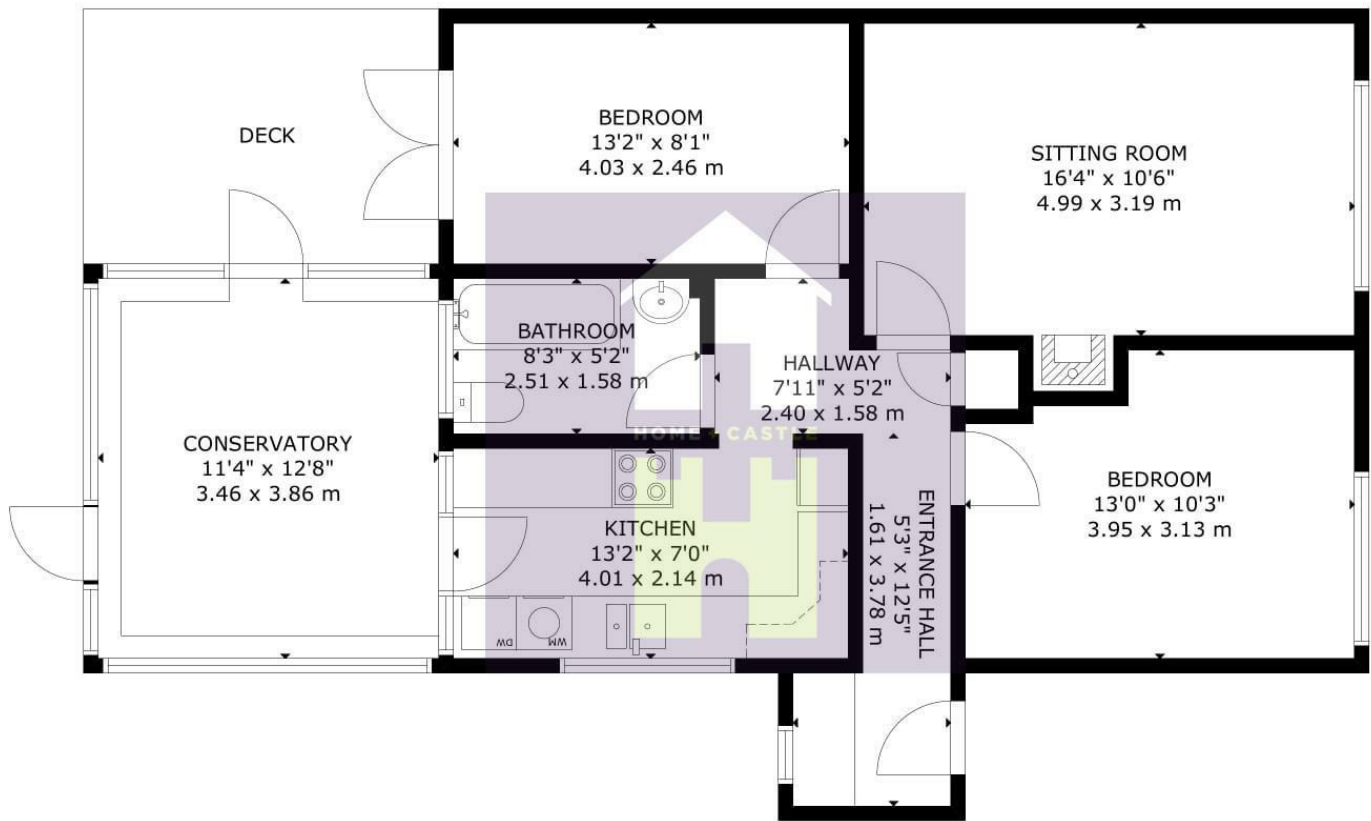
Garden

Accessed from the conservatory or Bedroom 2. Mature shrubs and flowers with raised vegetable areas. Paved, shingle and decking areas. Small shed, Gas box, outside tap and side gate leading to the front.

Garage

Situated to the front of the property at the far end of the block with an up and over door.

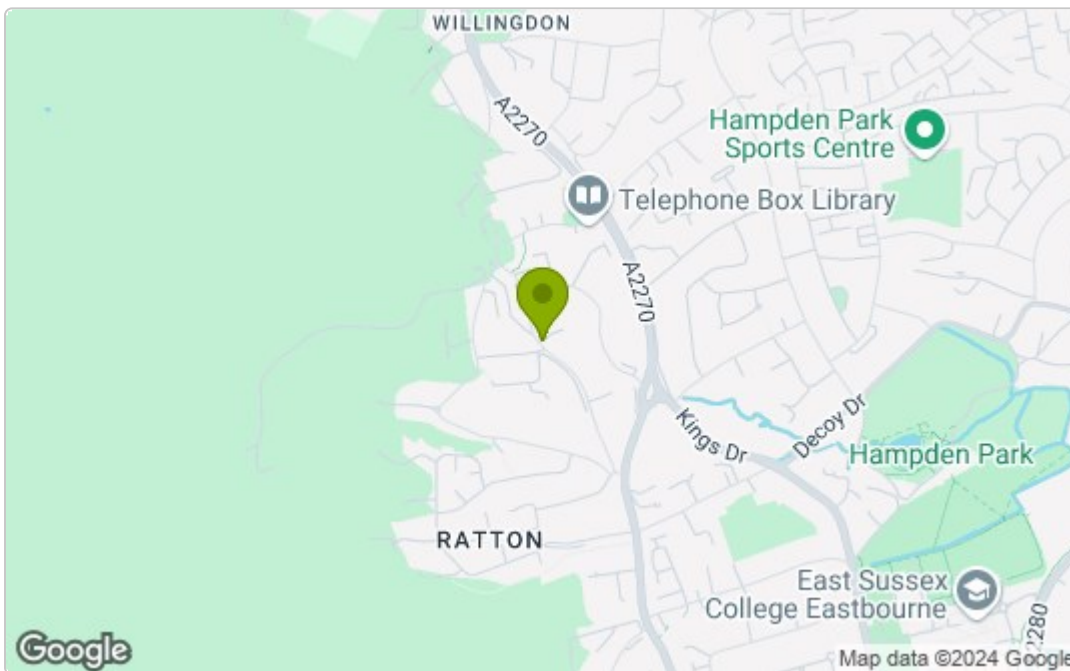
Floor Plan



GROSS INTERNAL AREA
 TOTAL 76 m²/815 sq.ft
 FLOOR 1: 76 m²/815 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		68	
(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	

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