



## Key Features

- Two-bedroom bungalow
- Sought-after Willingdon location
- Over 55s only
- Beautiful communal gardens
- Unallocated parking
- EPC rating C



Fairlane Road, Willingdon, Eastbourne

£1,250 PCM



Northwood are delighted to welcome to market this fantastic two-bedroom, semi-detached bungalow in a peaceful over 55s community in the Ocklynge area of Eastbourne.

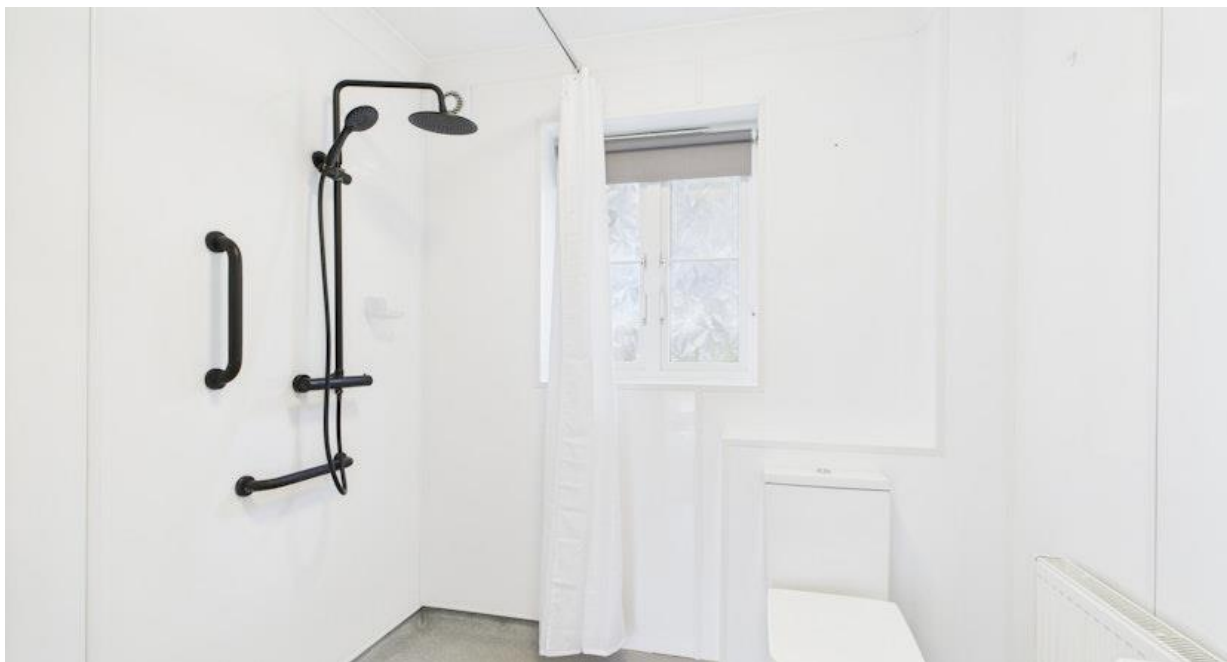
Accommodation comprises: living room, kitchen, two double bedrooms and shower room with walk-in shower.

Accommodation comprises: open-plan lounge/kitchen, two double bedrooms and bathroom with shower over bath.

Further benefits include unallocated parking, gas central heating, beautiful communal gardens and double-glazing throughout.







Located in a quiet residential community exclusively for the over 55s, within walking distance of Willingdon Golf Course and local shops and just a short drive to Eastbourne town centre, this lovely bungalow is a must see.

Please view our immersive virtual tour to fully appreciate this fantastic property:  
<https://tour.giraffe360.com/48463d15dd0a493aaafec798895cada6>

Mobile Phone Coverage and Broadband speeds can be checked on the Ofcom website:  
<https://checker.ofcom.org.uk/>

Council Tax Band B: £1970



Holding Deposit: £285.00 (equivalent to one week's rent)  
Full Deposit: £1440.00 (holding deposit + equivalent of four weeks' rent)  
1st month's rent + Full Deposit: £2690.00  
Minimum Tenancy: 6 months

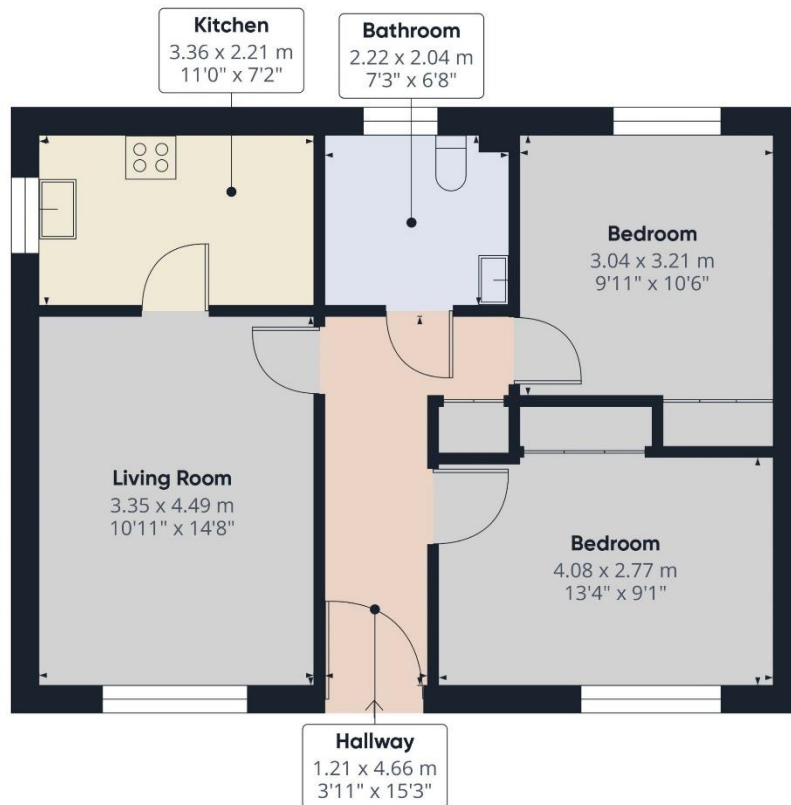
Total household income must exceed £37,500.00 per annum to be considered for this property.





Imagery ©2023 Google, Imagery ©2023 Airbus, Maxar, Terra





Approximate total area<sup>(1)</sup>  
58.1 m<sup>2</sup>  
625 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Northwood

81-83 South Street

Eastbourne

BN21 4LR

01323 744544

eastbourne@northwooduk.com

