



Willingdon Court, The Triangle, Eastbourne



- Spacious First Floor
- Close To Amenities
- Private Entrance
- Lounge
- Kitchen
- 2-Bedrooms
- Shower Room/wc
- Gas c/h & Dbl glz
- Garage
- GUIDE £155K - £175K



Leasehold

£155,000

Guide price

2 BEDROOM 1 RECEPTION 1 BATHROOM 1 GARAGE

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### DESCRIPTION

GUIDE PRICE £155,000 - £175,000 | SEE OUR 3D VIRTUAL TOUR - Spacious First Floor Flat - Close To Shops & Bus Services - Private Entrance - Lounge - Kitchen - 2 Bedrooms - Shower Room/wc - Gas c/h & Dbl glz - Garage - Communal Gardens - NO ONGOING CHAIN

A spacious 2-bedroomed first floor flat conveniently located close to shops and bus services at Willingdon Triangle. This lovely flat has the advantage of having its own front entrance with a staircase to the first floor, pleasant lounge having a front aspect, good size kitchen, double size bedrooms and a shower room/wc. There is also a gas fired central heating with a combi boiler, double glazing, excellent storage facilities and a garage situated in an adjacent block.

There are shops and bus services at Willingdon Triangle with further shops at Freshwater Square, Anderida Road, Polegate High Street, with its various shops, medical centres and main line railway station is within 1.5 miles and Eastbourne Town Centre is approximately 5 miles. From nearby Meachants Lane and Goringe Valley Road, is access to the South Downs National Park, providing many countryside walks with stunning views.



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Private front door into Entrance Hall with stairs rising to First Floor Hallway.

Lounge 4.96m x 3.76m (16'3" x 12'4")

Kitchen 3.69m x 2.41m (12'1" x 7'10")

Bedroom 1 4.53m x 3.11m (14'10" x 10'2")

Bedroom 2 3.16m x 2.51m (10'4" x 8'2")

Shower Room

Outside

Willingdon Court is set within well maintained Communal Gardens.

Garage 4.85m x 2.41m (15'10" x 7'10") (approx internal measurements and is the seventh from the left)

Council Tax

The property is in Band B. The amount payable for 2025-2026 is £1,980.12. This information is taken from voa.gov.uk

Upon entering the flat is a good size under stairs storage cupboard with light and a fitted high level electric meter cupboard. The first floor landing has another built-in cloaks cupboard with cupboard above, where there is a further glazed door to the L-shaped inner hall having access to the loft and built-in shelved linen cupboard.

The spacious lounge enjoys a front outlook of Willingdon Court and the good size kitchen has matching wall and base units with ample work surfaces and space for appliances as well as a wall mounted Glow-Worm gas fired combi boiler.

Both bedrooms are of double size and the shower room has a modern white suite to include a shower cubicle with wall shower controls and attachment with separate rain head shower above.