



# TOWN PROPERTY



01323 412200

Freehold

## Guide Price

## £325,000 - £335,000



2 Bedroom



1 Reception



1 Bathroom



## 8 Spring Close, Eastbourne, BN20 9HD

\*\*\* GUIDE PRICE £325,000 - £335,000 \*\*\*

A beautifully presented two-bedroom terraced home, situated in a quiet close within the highly sought after Willingdon Village. The ground floor offers a bright and welcoming open plan living room flowing seamlessly into the dining area, ideal for both everyday living and entertaining. This is complemented by a modern, well appointed kitchen and a conservatory to the rear, offering additional living space with views over the garden. Upstairs are two well proportioned double bedrooms and a contemporary family bathroom. The loft room is accessed via the main bedroom and is currently used for storage only. Externally, the property benefits from a private rear garden and a garage, providing both convenience and additional storage. Presented in excellent condition throughout, this attractive home is well suited to first time buyers, downsizers or investors and is located within easy reach of local amenities and the village's popular community atmosphere.



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Eastbourne, BN20 9HD

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## Main Features

- Terraced House
- 2 Bedrooms
- Lounge
- Kitchen/Dining Area
- Conservatory
- Carpeted Loft Room
- Bathroom/WC
- Lawned Rear Garden
- Garage
- Double Glazing & Gas  
Central Heating Throughout

### Entrance

Double glazed front door to-

### Hallway

Radiator. Stairs to first floor.

### Lounge

14'6 x 14'0 (4.42m x 4.27m)

Radiator. Laminate wood flooring. Understairs storage. Double glazed window to front aspect.

### Kitchen/Dining Area

13'9 x 8'4 (4.19m x 2.54m)

Fitted range of wall and base units, surrounding worktop with inset one and half bowl sink unit and mixer tap. Four ring gas hob with electric oven under and extractor over. Integrated fridge freezer. Space and plumbing for dishwasher and washing machine. Tiled splashback. Radiator. Double glazed window to rear aspect. Door to-

### Conservatory

10'8 x 6'0 (3.25m x 1.83m)

Radiator. Vinyl flooring. Double glazed windows. Double glazed patio doors to garden.

### Stairs from Ground to First Floor Landing

Airing cupboard housing boiler.

### Bedroom 1

13'10 x 11'6 (4.22m x 3.51m)

Radiator. Recess, perfect for a study area. Two double glazed windows to front aspect. Cupboard door leading to carpeted loft room.

### Bedroom 2

8'3 x 7'11 (2.51m x 2.41m)

Radiator. Built in wardrobe. Double glazed window to rear aspect.

### Loft Room

16'1 x 10'10 (4.90m x 3.30m)

Carpet. Light and power. Velux window.

### Bathroom/WC

Panelled bath with mixer tap, handheld shower attachment, wall mounted shower and shower screen. Vanity unit with inset wash hand basin and mixer tap. Low level WC. Heated towel rail. Heated towel rail. Tiled walls. Frosted double glazed window.

### Outside

The rear garden is mostly laid to lawn with gated rear access.

### Garage

Garage located in a nearby block.

**COUNCIL TAX BAND = B**