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**PRS** Property  
Redress  
Scheme



 Surridge Mison

Spring Cottage, 18 Spring Close, Willingdon Eastbourne, East Sussex, BN20 9HD

Price £292,500, Freehold



**Surridge Mison**  
ESTATES

Spring Cottage is a beautifully presented mid terraced home situated within a quiet cul-de-sac in the heart of sought after Willingdon Village. Benefitting from bright accommodation throughout that has been lovingly modernised by the current owner, the property benefits from two double bedrooms, a modern kitchen/diner with integral appliances, lounge with feature fireplace, secluded & low maintenance rear garden, a garage en bloc and a pretty outlook to the rear, this home is not to be missed.

The property begins in the entrance porch which leads to a hallway with stairs up. Into the lounge, which overlooks the front, and has a feature electric fireplace, as well as a built in understairs cupboard. There is a feeling of open plan living throughout the ground floor, whilst still having designated separate spaces. The kitchen/dining room has plenty of space for dining, and has a door leading to the rear garden. The kitchen is fully fitted with modern shaker style wall and base units, and is well equipped with integral appliances.

Upstairs, the landing has a built in cupboard which houses the combi boiler, and provides loft access. There are two double bedrooms, the main bedroom has two windows overlooking the front, and the second bedroom has a built in wardrobe. There is also a modern bathroom suite, as well as the property benefitting from double glazing & gas central heating.

Outside, the rear garden is a peaceful retreat with a pretty outlook, and has been decked for ease of maintenance. To the front is a shingle area, and a flower bed, aswell as a pretty magnolia tree. There is also a garage located in a nearby block.

Willingdon Village is on the edge of the coastal resort of Eastbourne next to The South Downs National park; ideal for walking and exploring. The village has two lovely pubs (The Red Lion and The Wheatsheaf Inn), a coffee shop and a Thai restaurant, plus a useful Post Office. At the centre of the village is the beautiful St Marys Church and a village hall. There is a good choice of local schools at Lower Willingdon or Old Town, and both are within easy reach. Willingdon also has The Chalk Farm Hotel and Nursery with a great range of plants. The property is located within a mile of Willingdon Golf Club and five minute drive of Hampden Park Railway station, with direct services to Brighton, Gatwick and London Victoria.

Check out the 3D virtual tour!





**Entrance Porch** Double glazed door to front and double glazed window to side. Tiled flooring.

**Entrance Hall** Double glazed door from entrance porch. Carpeted. Stairs leading to first floor.

**Lounge - 4.52m x 4.09m (14'10" x 13'5")** Double glazed window to front. Electric fireplace with tiled floor. Carpeted. Radiator. Built in understairs cupboard.

**Kitchen/Dining Room - 4.14m x 2.36m (13'7" x 7'9")** Double glazed window to rear and double glazed door leading to rear garden. Tiled flooring. Inset spotlights. Radiator. Fully fitted with a range of modern shaker style wall and base units housing integral fridge/freezer and washing machine. Built in electric oven. Work surfaces with inset 4 burner gas hob with tiled splashback and fitted stainless steel cooker hood, and stainless steel sink and drainer unit with mixer taps.

**First Floor Landing - 2.77m x 0.94m (9'1" x 3'1")** Built in cupboard housing Alpha combination boiler. Loft access. Carpeted.

**Bedroom One - 4.19m x 3.56m (13'9" x 11'8")** Two double glazed windows to front. Radiator. Carpeted.

**Bedroom Two - 2.49m x 2.39m (8'2" x 7'10")** Double glazed window to rear. Built in cupboard. Carpeted. Radiator.

**Bathroom** Double glazed opaque window to rear. Vinyl flooring and partially tiled walls. Inset spotlights. Chrome towel rail. White suite comprising of bath with mixer taps and shower over with fitted glazed screen, wash hand basin set within vanity unit and W.C.

**Front Garden** Shingle covering with a plant bed. Pathway to front door. Feature magnolia tree.

**Rear Garden** Decked with fenced surround.

**Garage En Bloc** Single garage with up & over door to front. New roof. Non allocated street parking available.



Council Tax Band- B | EPC Rating- C | Tenure- Freehold

### Utilities

This property has the following utilities:

Water; Mains | Drainage; Mains

Gas; Mains | Electricity; Mains

Primary Heating; Gas central heating system

Solar Power; None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### Surridge Mison Estates

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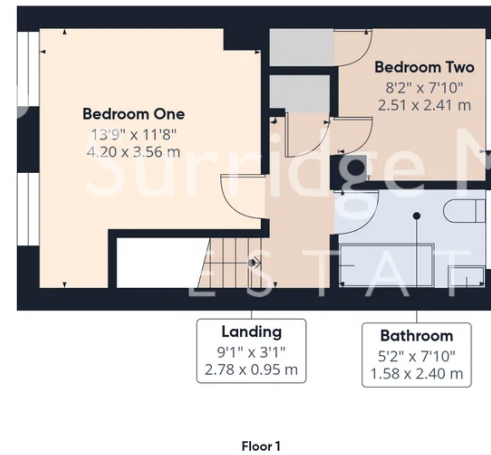
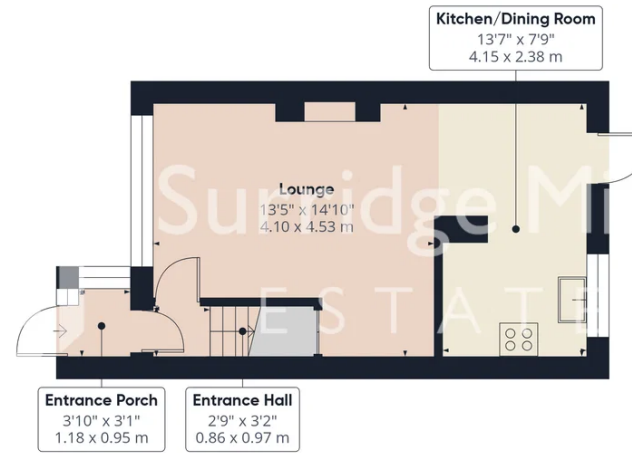
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We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



Approximate total area<sup>m</sup>  
601 ft<sup>2</sup>  
55.7 m<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.

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