



9 SPRING CLOSE EASTBOURNE

£1,300 PCM

AVAILABLE IMMEDIATELY UNFURNISHED - This two bedroom middle terrace house is conveniently located in Willingdon Village close by to local amenities. The property comprises of a open plan Living/Dining Room, a separate newly installed Kitchen comprising of a number of wall and base units, space for a freestanding fridge freezer, space & plumbing for a dishwasher, space for a freestanding cooker, a stainless steel sink and drainer, there is a Conservatory with Utility area comprising of wall and base units with worktop over, space and plumbing for a washing machine and space for a condensing tumble dryer, Master bedroom is a double with UPVC double glazed window, bedroom two is a small double with UPVC double glazed window, Family bathroom with shower over bath, basin, w/c, and UPVC double glazed window. Front and Rear gardens. The property benefits from gas central heating, UPVC double glazed windows throughout, and a single garage in a block close by. EPC - C. Council Tax Band - B £1,969.72 for the period 2025/26 (this is not included within the rent). Rent excludes Tenancy Deposit and any other permitted payments. Please contact us for further information.



- TWO DOUBLE BEDROOMS • MID-TERRACE HOUSE • GAS CENTRAL HEATING • FRONT & REAR GARDENS

FRONT GARDEN

Pathway leading to:

ENTRANCE PORCH

Inner door to:

ENTRANCE HALL

Leading to:

OPEN PLAN LIVING/DINING ROOM

New carpet, radiators, decorative fireplace, under-stairs storage cupboard and double glazed window to the front. Leading to:

KITCHEN

Newly fitted (May 2025) kitchen comprising of a range of wall and base units with worktop over, stainless steel sink drainer and mixer tap, space for a freestanding fridge freezer, space for a dishwasher and space for a freestanding oven.

CONSERVATORY

The conservatory benefits from a utility area with newly fitted (May 2025) range of wall and base units with worktop over, space and plumbing for washing machine and space for a condensing tumble dryer. Doors opening to the rear garden.

FIRST FLOOR

MASTER BEDROOM

New carpet, radiator and two double glazed windows to the front.

BEDROOM TWO

New carpet, built in wardrobe/cupboard and double glazed window.

FAMILY BATHROOM

Newly fitted (May 2025) white suite comprising panel enclosed

bath with electric shower over, pedestal wash hand basin and low level W.C. Opaque double glazed window to the rear.

REAR GARDEN

Decked area with stairs down to further decking over looking the stream. Rear access.

GARAGE EN BLOC

Single garage in block across from the property.

PARKING

On street parking is available.

COUNCIL TAX BAND

This property is currently rated by Eastbourne Borough Council at Band B which is approximately £1,961.71 for the period 2025/26 and is excluded from the rent.

REFERENCES & HOLDING PAYMENT

* IMPORTANT *

Please be advised that we will require a holding payment which is the equivalent of one weeks rent prior to starting referencing to secure the property. This will be held until the date of move in and will then be deducted from your final rent amount.

If you decide not to proceed with the tenancy, provide false or misleading information, fail a right to rent check or fail to take reasonable steps to enter into a tenancy agreement, then we will retain the holding payment to cover costs incurred.

If you require further clarification on the above, please do not hesitate to contact us on 01323 894400 or email info@charlescox.co.uk.



- WILLINGDON VILLAGE • NEW KITCHEN & BATHROOM (May 2025) • GARAGE IN A BLOCK • SUITABLE FOR PROFESSIONAL COUPLE • EPC - TBC • COUNCIL TAX - B

MEASUREMENT INFORMATION

Charles Cox Lettings wish to inform prospective applicants that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING INFORMATION

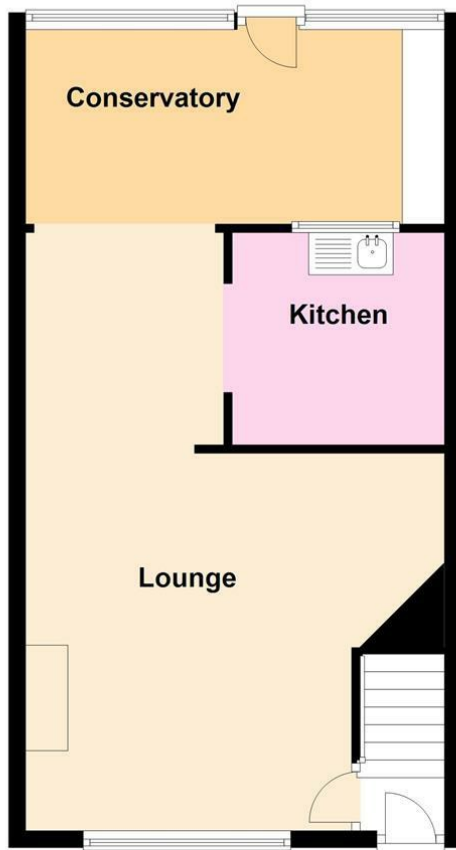
To arrange a view of this property please contact CHARLES COX LETTINGS for an appointment. Our opening hours are Monday to Friday 9:00am - 5:30pm please call 01323 894400 or email info@charlescox.co.uk.

MOBILE PHONE & BROADBAND COVERAGE

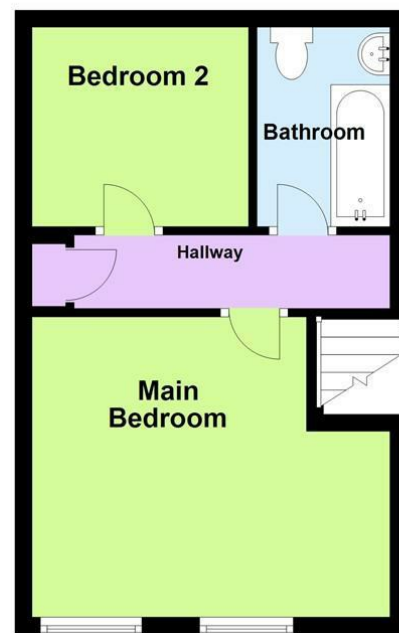
For mobile phone and broadband information, please use the following website: www.checker.ofcom.org.uk



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	67	
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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