

HUNT FRAME

ESTATE AGENTS



71 Enys Road, Eastbourne, BN21 2DX

£950 Per Month



Please apply via email. This conveniently located flat is set close to Eastbourne Town Centre within the Upperton area. This is a very well presented CHARACTER FLAT occupying the second (top) floor of this period style building. The accommodation comprises 16' 10" X 13' 8" LOUNGE/DINING ROOM, kitchen, two bedrooms and bathroom. Also benefiting from double glazed windows, gas central heating and ALLOCATED PARKING SPACE. PLEASE CLICK 'FURTHER DETAILS' OR 'CONTACT AGENT' TO APPLY.

1 weeks rent as a holding deposit £219.23

5 week security deposit £1096.15

Eastbourne Council

Tax Band B



Communal Front Door

With security entry phone.

Communal Entrance Hall

Stairs rising to second (top) floor. Front door to:

Lounge/Dining Room

16'10 x 13'8 (5.13m x 4.17m)

Wood effect laminate flooring. Radiator. Television point. Recessed spot lighting. Two double glazed windows to front.

Kitchen

9'1 x 5'2 (2.77m x 1.57m)

Fitted in a range of white fronted eye and base level units and drawers with complementary work surfaces. Inset single bowl stainless steel sink and single drainer with mixer tap. Tiled splashbacks. Built-in stainless steel oven and four ring gas hob with extractor hood above. Space and plumbing for washing machine. Space for upright fridge-freezer. Radiator. Double glazed window to side.

Bedroom One

14 x 13'9 (4.27m x 4.19m)

Radiator. Television point. Two double glazed windows to rear.

Bedroom Two

11'5 x 8 (3.48m x 2.44m)

Wood effect laminate flooring. Radiator. Double glazed window to rear.

Bathroom

In a modern white suite comprising panelled bath with wall mounted shower unit above. Low level wc. Pedestal wash hand basin. Part tiled walls. Wood effect laminate flooring. Heated chrome towel rail. Double glazed window to side.

Allocated Parking Space

Located at the rear of the building.

HOLDING DEPOSIT £207.69

SECURITY DEPOSIT £1038.46



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Made with Maptopix ©2018.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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