

HUNT FRAME

ESTATE AGENTS



32 Sidley Road, Eastbourne, BN22 7JN

£1,150 PCM



Hunt Frame are delighted to bring to the rental market this highly impressive original 'Fishermans Cottage' located close to Eastbourne seafront, presented in immaculate condition throughout. Comprising 21'5 through lounge/dining room, two bedrooms, modern kitchen with built in cooker and a stylish bathroom with shower. Also benefitting from double glazed windows and gas central heating. PLEASE ENQUIRE BY EMAIL FOR AN APPLICATION FORM.

1 weeks rent as a holding deposit £265.38

5 week security deposit £1326.92

Eastbourne Council

Tax Band B



Lounge

21'5 x 11'1 (6.53m x 3.38m)

Feature fireplace, fitted cupboards and shelving, radiator, TV point, white wooden painted floorboards, double glazed window to front., door to under stairs storage cupboard, stairs rising to first floor.

Dining Room

Kitchen

13'6 x 6'3 narrowing to 5'1 (4.11m x 1.91m narrowing to 1.55m)

Fitted in a range of wall and base mounted cupboards and drawers. Work surface with inset sink unit. Built-in oven and hob, spaces for washing machine and fridge/freezer. double glazed window, tiled flooring and door to rear courtyard garden.

Bathroom

In a white suite comprising panelled bath, wash basin and low level WC. Part tiled walls, tiled flooring, radiator, skylight window.

First Floor

Bedroom One

11'1 x 10'7 (3.38m x 3.23m)

Feature fireplace, radiator, exposed floor boards, double glazed window to front.

Bedroom Two

10'4 x 8' (3.15m x 2.44m)

Feature fireplace, new carpets to be fitted, radiator, double glazed window to rear.

Rear Courtyard Garden

Rear courtyard garden with storage shed.

Front Garden

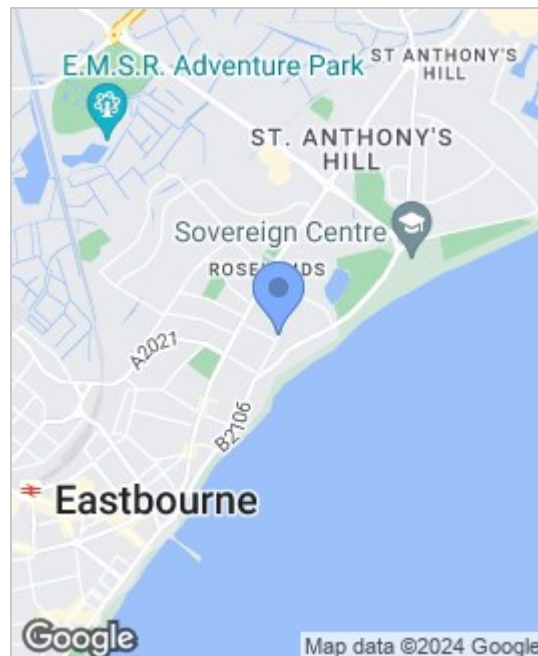
Small patio garden to front with lavender plants

Security deposits

Holding Deposit - £276.92

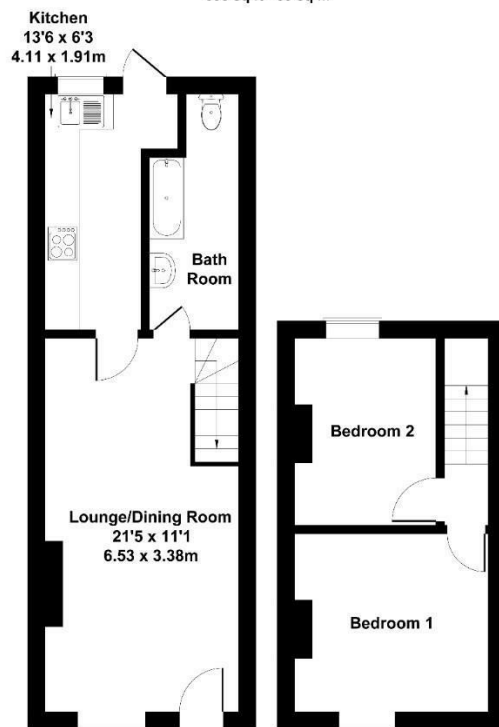
Security Deposit - £1384.61

Council Tax Band B



32 Sidley Road

Approximate Gross Internal Area
630 sq ft - 59 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2022
For Illustrative Purposes Only.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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