



BROOK GAMBLE



28 Lower Road, Eastbourne, BN21 1QE

£1,350 Per Calendar Month

*** EMAIL ENQUIRIES ONLY *** Brook Gamble are delighted to offer this recently refurbished two bedroomed house in the much sought after Lower Road, in the Old Town. Close to local shops and amenities, this spacious and well decorated home is in excellent condition, and offers the benefits of gas central heating, double glazing, bathroom with both bath and separate shower, courtyard garden, and is available immediately. Any proposed tenants must generate an income in excess of £40,500 in order to pass the referencing process. Please email us via the portal you are viewing this property on and we will respond to you once received.

Accommodation Comprising

Main front door

Hallway

Radiator, stairs rising to first floor landing.

Lounge 10'10 x 10'1

Radiator, BT open reach point, feature fire surround, fitted shelving, two double glazed windows to front aspect.

Dining room 10'8 x 10'8

Radiator, fitted shelving to chimney breast, under stairs storage area, storage cupboard with shelving, wall mounted heating thermostat. Recessed spotlighting.

Kitchen – 8'6 x 8'4

Fitted in a range of wall and floor cupboards and base units, 1 1/2 bowl sink unit and mixer tap, complementary works surface, tiled splashback, inset four ring gas hob, extractor hood above, electric oven beneath, space and plumbing for washing machine, fitted fridge freezer. Double glaze door leading onto rear courtyard garden. Recessed spotlighting.

First floor landing

Hatch to loft

Main bedroom 13'7 x 11'0

Radiator, feature fire surround, two double glazed windows to front aspect.

Bedroom two 10'11 x 7'11

Radiator, feature fire surround. Double glaze window to rear aspect.

Bathroom 8'4 x 8'2

Comprising a white suite, bath, separate shower cubicle with wall mounted shower, shower attachment and riser rail, fitted splash panels, low-level WC, wash hand basin, radiator, double glaze window to rear aspect, recessed spotlighting.

Rear courtyard garden

With part wall, and fenced borders, laid to patio.

Security Deposits

Holding Fee payable upon acceptance of offer made
= £311.53 1 weeks rental

Security Deposit = £1557.69 5 Weeks rental.

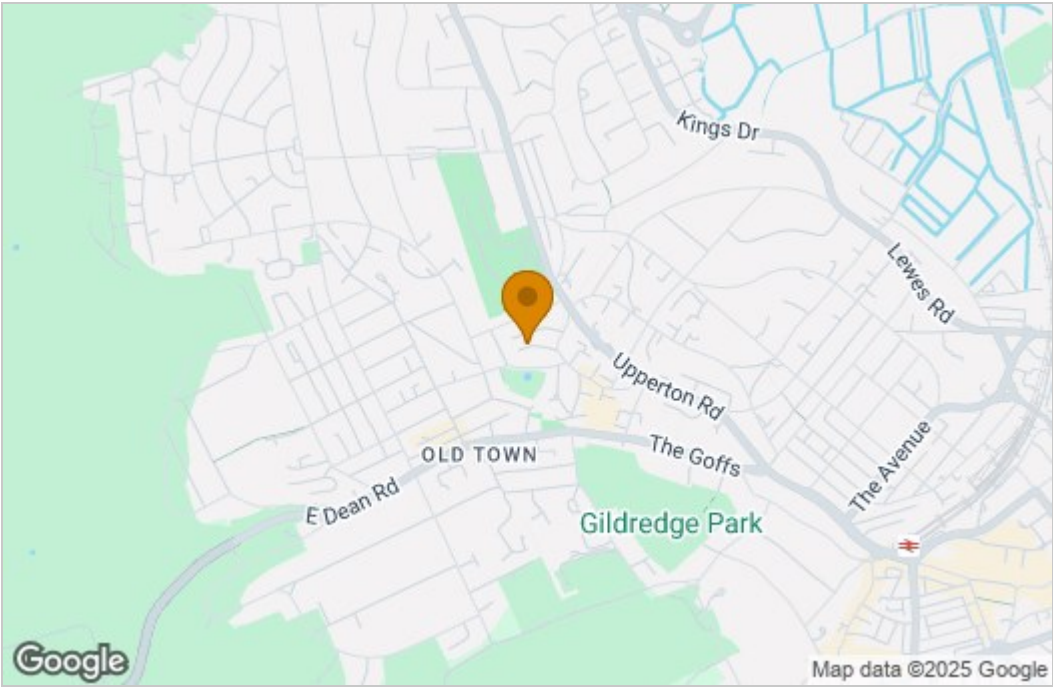
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Floor Plan

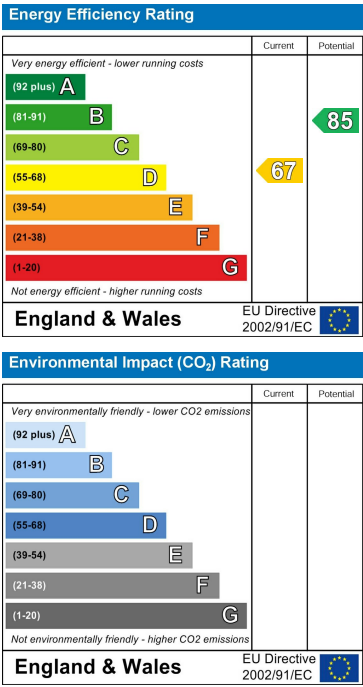


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.