



OAKFIELD



Melbourne Road, Eastbourne, BN22 8BA

£1,275 Per Calendar Month



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## Melbourne Road, Eastbourne, BN22 8BA

This two bedroom property located conveniently for access to the local schools, amenities, town centre and seafront making a great home for a small family.

Benefitting from two reception rooms, conservatory, two double bedrooms and a low maintenance rear garden.

The kitchen comprises built in oven and hob with plumbing and power points for all other kitchen appliances.

Please Note:

An annual household income of £38,250 is required to meet the affordability criteria for this property.

The tenancy will begin with a 12 month initial term.







**Living Room**  
10'9" x 12'9" (3.28 x 3.91)

**Dining Room**  
12'9" x 12'9" (3.89 x 3.89)

**Kitchen**  
11'6" x 6'3" (3.53 x 1.91)

**Bedroom One**  
15'3" x 12'2" (4.65 x 3.73)

**Bedroom Two**  
10'2" x 10'7" (3.12 x 3.25)

**Bathroom**  
6'8" x 6'2" (2.05 x 1.90)

**Council Tax Band B - £1794.93 per anum**



## Floor Plan



## Viewing

Please contact us on 01323 405553 if you wish to arrange a viewing appointment for this property or require further information.

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.

## Area Map



## Energy Efficiency Graph

