



# TOWN RENTALS



01323 417700



2 Bedroom



1 Reception



2 Bathroom

## £1,200



## Flat 1 Church View Spencer Road, Eastbourne BN21 4FD

Town Rentals are delighted to offer to the market this ground floor two bedroom property offering a spacious living/dining room, open plan kitchen with integrated appliances, two bedrooms with fitted wardrobes, modern bathroom, private patio area, gas central heating and double glazing. The property is enviably situated close to Eastbourne's town centre and is walking distance to the railway station.

**Main Features**

- 2 Bedroom Ground Floor Apartment
- Open Plan Kitchen/Living Room
- Modern Bathroom & En-suite Shower Room
- Gas Central Heating & Double Glazing
- Private Courtyard Garden
- HOLDING DEPOSIT: £276
- TENANCY DEPOSIT: £1,384
- COUNCIL TAX BAND: B
- 12 MONTH INITIAL TENANCY TERM - 6 MONTH BREAK CLAUSE

**Hallway**

With radiator, ceiling spotlights and door to -

**Open Plan Kitchen/Living Room**

21'11" x 16'9" (6.70 x 5.12)

With a range of wall and base units, induction hob with cooker hood above, electric oven, integrated fridge/freezer, integrated slimline dishwasher, one and half bowl single drainer sink unit with mixer tap, concrete effect worktops with breakfast bar, ceiling spotlights, 2 x radiator, storage cupboard housing washing machine (gifted), 3 x window to front and patio doors to courtyard garden.

**Bedroom 1**

17'0" x 12'4" (5.20 x 3.76)

With radiator, TV point, built in wardrobes, window to side aspect and steps leading down to -

**En-suite Shower Room**

With tiled walls and tiled floor, low level WC, basin set in vanity unit with mixer tap, shower cubicle, ceiling spotlights and chrome heated towel rail.

**Bedroom 2**

15'8" x 7'8" (4.79 x 2.36)

With radiator, TV point, built in wardrobe and window to side aspect.

**Bathroom**

With tiled walls and tiled floor, bath with mixer tap and shower attachment, low level WC, basin set in vanity unit with mixer tap, chrome heated towel rail and ceiling spotlights.

**Outside**

The property benefits from a courtyard style garden with access to the front of the building.

**Other Information**

**\*\*Whilst we make every effort to ensure these details are accurate, we are unable to check telephone and TV connection points, inspect loft access or check the working condition of appliances. To a large extent we do rely on the information provided by the landlord. Contractual obligations may require the rent, holding deposit and tenancy deposit to differ in price than what is outlined above\*\***

