



TOWN RENTALS



☎ 01323 417700



1 Bedroom

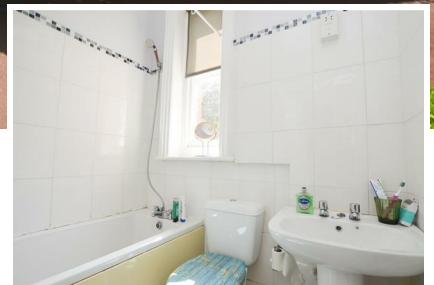


1 Reception



1 Bathroom

£900 PCM



5 Highgrove, Eastbourne BN20 7BN

Town Rentals are delighted to offer to the market this well presented one bedroom first floor converted flat forming part of this detached building enviably situated in the Lower Meads. Conveniently located for the nearby theatres and seafront, the flat benefits from a modern bathroom, gas central heating and communal gardens.

Main Features

- 1 Bedroom First Floor Flat
- Spacious Living Room
- Modern Bathroom
- Gas Central Heating
- Communal Garden
- HOLDING DEPOSIT: £207
- TENANCY DEPOSIT: £1038
- COUNCIL TAX BAND: A
- 12 MONTH INITIAL TENANCY TERM

Entrance

Communal entrance with security entryphone system, stairs to First Floor with private entrance door to

Hallway

With fitted carpet, storage cupboard and doors to -

Lounge

17`2 max narrowing to 10`9 x 15`10 max (5.18m`0.61m max narrowing to 3.05m`2.74m x 4.57m)

Bay window to rear aspect overlooking lawned communal gardens, entryphone handset and radiator.

Kitchen

8`2 x 6`8 (2.44m`0.61m x 1.83m`2.44m)

Range of fitted wall and base units, worktop with inset single drainer sink unit with mixer tap, electric hob and oven with extractor cooker hood. Washing machine and under counter fridge (left as goodwill). Cupboard housing boiler, part tiled walls and large serving hatch.

Bedroom

11`2 x 7`8 (3.35m`0.61m x 2.13m`2.44m)

Two windows to rear aspect overlooking communal gardens and radiator.

Modern Bathroom

White suite comprising panelled bath with chrome mixer tap, pedestal wash hand basin and low level WC, radiator and part tiled walls.

Outside

The flat has Lawned Communal Gardens to the rear.

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

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