



# TOWN RENTALS



☎ 01323 417700

 2 Bedroom  1 Reception  null Bathroom

## £1,200 PCM



## 58 Knoll Crescent, Eastbourne BN22 9DP

Town Rentals are delighted to offer this two bedroom terraced house offering a spacious living room, separate kitchen, downstairs cloakroom, modern bathroom, gas central heating, double glazing and large rear garden. This property is enviable situated close to local amenities, bus routes, Hampden Park train station and schools.

**Main Features**

- 2 Bedroom House
- Spacious Lounge
- Front & Rear Garden
- Semi- Detached
- Modern Kitchen
- HOLDING DEPOSIT: £276
- TENANCY DEPOSIT: £1384
- COUNCIL TAX BAND: B
- 12MONTH INITIAL TENANCY TERM

**Hallway**

Fitted carpet, under stairs cupboard and doors to-

**Living Room**

Carpet, feature fire place and patio doors onto the garden.

**Kitchen**

Vinyl flooring, range of floor and wall mounted units, sink, oven, space for washing machine, space for fridge freezer, part tiled walls and door onto the garden.

Stairs from ground floor to first floor landing with doors to-

**Bedroom 1**

Carpet, window to front and rear and cupboard housing boiler.

**Bedroom 2**

Carpet, window to the rear and radiator.

**Bathroom**

Vinyl flooring, part tiled walls, bath with shower attachment over, frosted window, sink and WC.

**Outside**

Front and rear garden. Rear garden with side gate and shed (shed not maintained by the landlord)

**\*\*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\*\***

