



TOWN RENTALS



01323 417700



2 Bedroom



1 Reception



1 Bathroom

£950 PCM



43 Broad Oak Close, Eastbourne BN23 8LL

Town Rentals are delighted to offer this this very well presented purpose built ground floor flat, benefitting from two bedrooms and a living room with an adjoining fitted kitchen. There is also a bathroom, an external bin store and allocated parking. Langney shopping centre and bus services that run into Stone Cross Village and Eastbourne town centre can also be found close by.

Main Features

- 2 Bedroom Flat
- Ground Floor
- Double Glazing
- Allocated Parking
- Electric Heating
- HOLDING DEPOSIT: £219
- TENANCY DEPOSIT: £1096
- COUNCIL TAX BAND: B
- 12 MONTH INITIAL TENANCY TERM 6 BREAK CLAUSE

Entrance

Communal entrance with security entry phone system, ground private entrance door to -

Entrance Hallway

Wall mounted electric storage heater, two store cupboards, carpet, cupboard and doors to-

Living Room

12'1 x 11'8 (3.68m x 3.56m)

Wall mounted electric storage heater, carpet and double glazed window to front aspect.

Kitchen

9'10 x 5'4 (3.00m x 1.63m)

Range of units comprising of single drainer sink unit with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Free standing cooker, refrigerator and washing machine (not being maintained by the landlord). Range of wall mounted units. Double glazed window to side aspect.

Bedroom 1

9'3 x 8'5 (2.82m x 2.57m)

Wall mounted electric storage heater, carpet, built-in wardrobe and double glazed window to front aspect.

Bedroom 2

9'2 x 5'10 (2.79m x 1.78m)

Wall mounted electric storage heater, carpet and double glazed window to front aspect.

Bathroom

Suite comprising panelled bath with chrome mixer tap and shower attachment. Pedestal wash hand basin with mixer tap. Low level WC. Dimplex wall mounted heater and part tiled walls.

Outside

Allocated parking and a bin store

****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****

