





## 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.

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#### Main Features Entrance Communal entrance with security entry phone system, ground private entrance door to -• 2 Bedroom Flat Entrance Hallway Ground Floor Wall mounted electric storage heater, two store cupboards, carpet, cupboard and Double Glazing doors to- Allocated Parking Living Room 12'1 x 11'8 (3.68m x 3.56m) Electric Heating Wall mounted electric storage heater, carpet and double glazed window to front aspect. HOLDING DEPOSIT: £219 Kitchen TENANCY DEPOSIT: £1096 9'10 x 5'4 (3.00m x 1.63m) · COUNCIL TAX BAND: B Range of units comprising of single drainer sink unit with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Free standing 12 MONTH INITIAL TENANCY cooker, refrigerator and washing machine (not being maintained by the landlord). Range of wall mounted units. Double glazed window to side aspect. **TERM 6 BREAK CLAUSE**

#### 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.

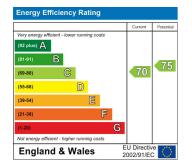
#### Bathroom

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\*\*



# £950 PCM