



# TOWN RENTALS



01323 417700



1 Bedroom



1 Reception



1 Bathroom

## £850 PCM



## 2 Beacon House, Eastbourne BN21 2AF

UNDER OFFER - Town Rentals are delighted to offer this well presented one bedroom, first floor apartment offering an extremely spacious living/dining room, large kitchen, double bedroom and gas central heating. The property is enviably situated within walking distance to the town centre with local amenities, train station and local bus routes.

**Main Features**

- 1 Bedroom Flat
- First Floor
- Spacious Living Room
- Large Kitchen
- Gas Central Heating
- HOLDING DEPOSIT: £196
- TENANCY DEPOSIT: £980
- COUNCIL TAX BAND: A
- 12 MONTH INITIAL TENANCY TERM

**Hallway**

With laminate flooring, radiator, entry phone system, telephone point and doors to -

**Kitchen**

15'7" x 7'3" (4.76 x 2.22)

With laminate flooring, radiator, a range of wall and base units, single drainer sink unit with mixer tap, electric oven, gas hob with cooker hood over, washing machine (gifted), fridge/freezer (gifted), tumble dryer (gifted), dishwasher (gifted), radiator and window to front aspect.

**Living Room**

15'7" x 14'4" (4.75 x 4.39)

With laminate flooring, 2 x radiator, TV point and 2 x window to front aspect.

**Bedroom**

16'2" x 8'11" (4.95 x 2.74)

With laminate flooring, built in wardrobes, radiator and window to rear aspect.

**Bathroom**

With vinyl flooring, radiator, low level WC, basin, bath with mixer tap and wall mounted shower attachment.

**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\*\*

