



# TOWN RENTALS



01323 417700

 2 Bedroom  null Reception  1 Bathroom

## £1,200 PCM



## Roselands Court Seaside, Eastbourne BN22 7RL

Town Rentals are delighted to offer this well presented, top floor flat, situated within walking distance to local amenities and bus routes. Property benefits include modern open kitchen, modern bathroom, two spacious bedrooms, gas central heating controlled by google smart nest and double glazing. This property can be offered furnished or unfurnished.

### Main Features

- 2 Bedroom Flat
- Top Floor
- Modern Kitchen
- Modern Bathroom
- Spacious Living Room
- HOLDING DEPOSIT: £276
- TENANCY DEPOSIT: £1384
- COUNCIL TAX BAND: B
- 6 MONTH INITIAL TENANCY TERM

### Living Room

14'11" x 14'6" (4.55 x 4.44)

Carpet, window to the front, fitted cupboard, radiator and door too-

### Kitchen

15'9" x 10'8" (4.82 x 3.27)

Vinyl floor, range of floor and wall mounted units with a breakfast bar. Window to the side and rear, integrated dishwasher, hob and oven. Free standing fridge/freezer and washing machine. Spot lights and radiator.

### Inner hallway

Door from the living onto inner hallway with fitted cupboard and doors to-

### Bedroom 2

10'11" x 7'11" (3.34 x 2.42)

Carpet, window to the front and radiator.

### Bathroom

Tile floor, part tiled walls, window to the side, WC, wash hand basin, bath with shower attachment over and a shower screen.

### Bedroom 1

16'5" x 9'11" (5.01 x 3.04)

Carpet, window to the side and 2 x fitted cupboards.

### 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\*\*

