



# TOWN RENTALS



☎ 01323 417700



3 Bedroom



1 Reception



1 Bathroom

## £1,350 PCM



## 52 Upperton Road, Eastbourne BN21 1LJ

Town Rentals are delighted to offer this three bedroom, third floor flat, offer two large double bedrooms, spacious living/dining room with balcony, modern kitchen, modern bathroom, utility room, ample storage, double glazing, passenger lift and residents parking on a first-come-first serve basis. This property is enviably situated within walking distance to bus routes and local amenities.

**Main Features**

- 3 Bedroom Third Floor Flat
- Passenger Lift
- Modern Kitchen & Bathroom
- Double Glazing
- Balcony & Off Street Parking
- HOLDING DEPOSIT: £311
- TENANCY DEPOSIT: £1557
- COUNCIL TAX BAND: C
- 12 MONTH INITIAL TENANCY TERM - 6 MONTH BREAK CLAUSE

**Hallway**

With fitted carpet, large storage cupboard, airing cupboard, telephone point, entry phone system and doors to -

**Living/Dining Room**

16'11" x 12'10" (5.17 x 3.93)

With fitted carpet, heater, TV point and door to balcony with stunning views.

**Kitchen**

9'1" x 7'0" (2.79 x 2.15)

With tile effect vinyl flooring, a range of white gloss wall and base units, worktop with inset one and a half bowl single drainer sink unit, four ring induction hob, electric oven, integrated dishwasher, integrated fridge/freezer and window to side aspect.

**Bedroom 1**

15'9" x 11'1" (4.82 x 3.40)

A large double bedroom with fitted carpet, heater, window to front aspect with stunning views.

**Bathroom**

White suite comprising panelled bath with mixer tap, wall mounted shower and shower screen, low level WC, pedestal wash hand basin set in vanity unit with mixer tap, shaver point, tile effect vinyl flooring, part tiled walls, chrome heated towel rail and frosted window to side aspect.

**Utility Room**

With tile effect vinyl flooring, space for washing machine, and frosted window to side aspect.

**Bedroom 3**

7'6" x 9'1" (2.29 x 2.79)

With fitted carpet, heater and window to side aspect.

**Bedroom 2**

12'10" x 11'10" (3.93 x 3.63)

With fitted carpet, heater and window to side aspect.

**Outside**

There is parking on a first-come-first-serve basis to the front of the building.

**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\*\*

