



TOWN RENTALS



☎ 01323 417700

 2 Bedroom  1 Reception  1 Bathroom

£1,200 PCM



Flat 3 43 Enys Road, East Sussex BN21 2DH

Town rentals are delighted to offer a top floor, two bedroom apartment offering a large living room with electric fire, modern kitchen/breakfast room, modern bathroom, garage, double glazing and gas central heating. The property is enviably situated close to Eastbourne's town centre, train station and bus routes.

Main Features

- 2 Bedroom Top Floor Flat
- Spacious Living Room
- Modern Kitchen/Breakfast Room & Bathroom
- Garage
- Gas Central Heating & Double Glazing
- HOLDING DEPOSIT: £276
- TENANCY DEPOSIT: £1384
- COUNCIL TAX BAND: B
- 12 MONTH INITIAL TENANCY TERM

Stairs

With fitted carpet to landing and doors to -

Kitchen/Breakfast Room

12'02 x 11'11 (3.71m x 3.63m)

With tiled flooring, part tiled walls, a range of wall and base units, single drainer sink unit with mixer tap, electric oven and hob with cooker hood over, freestanding washing machine (gifted), integrated dishwasher, space for freestanding fridge/freezer, storage cupboard, telephone point, window to rear and door leading to external fire exit stairway.

Bathroom

With tiled flooring, part tiled walls, a white suite comprising panelled bath with mixer tap, wall mounted shower with handheld shower attachment, basin set in vanity unit with mixer tap, low level WC, chrome heated towel rail and frosted window to side aspect.

Stairs

From landing leading to further hallway with fitted carpet, radiator, entry phone system and doors to -

Living Room

14'06 x 17'01 (4.42m x 5.21m)

With fitted carpet, radiator, electric fireplace, TV point and windows to front aspect.

Bedroom 1

16'06 x 14'05 (5.03m x 4.39m)

With fitted carpet, radiator and window to rear aspect.

Bedroom 2

12'01 x 8'05 (3.68m x 2.57m)

With fitted carpet, radiator and window to front aspect.

Outside

The property benefits from a garage to the rear 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****

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	