



# TOWN RENTALS



☎ 01323 417700



2 Bedroom



1 Reception



1 Bathroom

## £1,150 PCM



## Southfields Court Southfields Road, Eastbourne BN21 1BX

**\*\*INCLUDES WATER RATES\*\*** Town Rentals are delighted to offer this two bedroom, second (top) floor flat offering a spacious open plan living room, modern kitchen, large main bedroom with fitted wardrobes, double glazing, passenger lift, lock-up storage cupboard and parking on a first-come-first-serve basis. This property is enviably situated within walking distance to Eastbourne's town centre, train station and bus routes.

## Main Features

- 2 Bedroom Second (Top) Floor Flat
- Modern Kitchen & Open Plan Living Room
- Double Glazing
- Lock Up Storage & Passenger Lift
- INCLUDES WATER RATES
- HOLDING DEPOSIT: £265
- TENANCY DEPOSIT: £1326
- COUNCIL TAX BAND: B
- 12 MONTH INITIAL TENANCY TERM

## Hallway

With laminate flooring, entry phone system, bin chute, airing cupboard, storage cupboards and doors to -

## Open Plan Living Room

14'10" x 12'7" (including kitchen) (4.53 x 3.85 (including kitchen))  
With laminate flooring, TV point, heater, window to front aspect and open on to -

## Kitchen

A range of wall and base units, part tiles walls, single drainer sink unit with mixer tap, electric oven, hob with concealed cooker hood, freestanding washing machine (not to be maintained) and freestanding fridge/freezer (not to be maintained).

## Bedroom 1

13'0" x 12'8" (3.97 x 3.87)  
With fitted carpet, 2 x double wardrobes, heater and window to rear aspect.

## Bedroom 2

11'11" x 8'10" (3.65 x 2.70 )  
With fitted carpet, heater and window to front aspect.

## Bathroom

With vinyl flooring, part tiled walls, low level WC, basin set in vanity unit with mixer tap, heated towel rail and bath with mixer tap, handheld shower attachment and rainfall shower.

## Outside

There is a lock up storage unit to the rear of the property with lighting (no.19) and parking to the front of the property on a first-come-first-serve basis.

## Other Information

\*\*PHOTOS TAKEN JUNE 2023, VIDEO TOUR TAKEN MAY 2024\*\*

\*\*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			82
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		