



# TOWN RENTALS



01323 417700



3 Bedroom



1 Reception



2 Bathroom

## £1,500 PCM



## 15A South Cliff, East Sussex BN20 7AG

Town Rentals are delighted to offer to the market this spacious, three bedroom flat offering a private entrance and boasts a secure rear garden, newly fitted modern kitchen/breakfast room, modern bathroom, en-suite shower room to main bedroom, large entrance hallway, gas central heating and double glazing. The property is enviably situated close to Eastbourne's seafront, town centre, train station, theatres, bus routes and local amenities.

**Main Features**

- 3 Bedroom Garden Flat
- Newly Fitted Modern Kitchen with Appliances
- Spacious Bay Fronted Living Room
- Modern Bathroom & En-suite Shower Room
- Gas Central Heating & Double Glazing
- HOLDING DEPOSIT: £346
- TENANCY DEPOSIT: £1730
- COUNCIL TAX BAND: B
- 12 MONTH INITIAL TENANCY TERM - 6 MONTH BREAK CLAUSE

**Hallway**

With marble tile effect laminate flooring, storage cupboard, radiator, ceiling spotlights and doors to -

**Living Room**

16'6" x 13'1" (5.05 x 4.00)

With wood laminate flooring, 3 x radiator, telephone point and bay window to front aspect.

**Bathroom**

10'10" x 5'5" (3.31 x 1.67)

With marble effect tile laminate, basin set in vanity unit with mixer tap, bath with mixer tap, rainfall shower above with shower attachment, ceiling spotlights, low level WC, chrome heated towel rail, extractor fan and frosted window to side aspect.

**Bedroom 2**

12'11" x 8'8" (3.95 x 2.66 )

With wood laminate flooring, radiator and window to front aspect.

**Kitchen/Breakfast Room**

25'4" x 7'4" (7.73 x 2.25)

With marble tile effect laminate flooring, radiator, space for breakfast table, ceiling spotlights, marble effect worktop with integrated drainer, sink with mixer tap, breakfast bar, a range of wall and base units, integrated washing machine, integrated dishwasher, electric oven and hob, concealed cooker hood, integrated under counter fridge, integrated under counter freezer, built-in eye level microwave/oven, shelving, window to rear aspect, door leading to rear garden and doors to -

**Bedroom 3**

13'11" x 8'5" (4.25 x 2.58)

With wood laminate flooring, radiator and window to side aspect.

**Bedroom 1**

13'11" x 16'8" at largest point (4.26 x 5.09 at largest point)

With wood laminate flooring, radiator, window to side and rear aspect and door to -

**En-suite Shower Room**

With tiled floor, tiled walls, walk in rainfall shower, sink set in vanity unit with mixer tap, chrome heated towel rail, low level WC, ceiling spotlights and frosted window to rear aspect.

**Outside**

There is a private rear garden accessible from the kitchen and side gate, patio leading to lawn and shed (gifted).

**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\*\*

