



TOWN RENTALS



01323 417700

 5 Bedroom  2 Reception  1 Bathroom

£1,800 PCM



73 Firle Road, East Sussex BN22 8EQ

Town Rentals are delighted to offer this spacious 5 bedroom terraced house offering 2 reception rooms, separate kitchen, utility room, cloakroom, family bathroom, en-suite to top floor bedroom, double glazing, gas central heating and patio style rear garden. This property is enviably situated within walking distance of local amenities, town centre, bus routes, seafront and train station.

Main Features

- 5 Bedroom Terraced House
- 2 Reception Rooms, Kitchen/Breakfast Room & Separate Utility
- Patio Style Garden
- Cloakroom, Family Bathroom & En-Suite
- Double Glazing & Gas Central Heating
- HOLDING DEPOSIT: £415
- TENANCY DEPOSIT: £2076
- COUNCIL TAX BAND: C
- 12 MONTH INITIAL TENANCY TERM - 6 MONTH BREAK CLAUSE

Hallway

With wood effect vinyl flooring, radiator and doors to -

Reception Room 1

12'5" x 10'4" (3.79 x 3.15)

With fitted carpet, radiator, feature fireplace and bay window to front aspect.

Reception Room 2

With fitted carpet, radiator, telephone point, hatch to kitchen and window to rear aspect.

Kitchen

11'4" x 10'4" (3.46 x 3.17)

With vinyl flooring, part tiled walls, radiator, wall and base units, single drainer sink unit with mixer tap, boiler, under counter fridge/freezer (gifted), space for electric cooker, window to side aspect and door to -

Utility Room

10'4" x 5'3" (3.15 x 1.62)

With vinyl flooring, panelled walls, space for tumble dryer and space for washing machine, window to side and rear aspect, door to garden and door to -

Cloakroom

With vinyl flooring, basin, low level WC and frosted window to rear aspect.

Stairs

Leading from hallway to first floor landing with fitted carpet, loft access (not inspected) and doors to -

Bedroom 1

13'8" x 10'5" (4.19 x 3.19)

With fitted carpet, radiator and window to rear aspect.

Bathroom

7'2" x 5'9" (2.19 x 1.76)

With vinyl flooring, part tiled walls, radiator, low level WC, basin, bath with mixer tap and shower attachment, extractor fan and frosted window to side aspect.

Bedroom 2

11'9" x 7'7" (3.60 x 2.33)

With fitted carpet, radiator and 2 x window to front aspect.

Bedroom 3

13'10" x 8'8" (4.24 x 2.66)

With fitted carpet, radiator and window to front aspect.

Bedroom 4

12'5" x 10'3" (3.80 x 3.14)

With fitted carpet, airing cupboard and window to rear aspect.

Stairs

Leading from landing to 2nd floor with fitted carpet, storage cupboard and door to -

Bedroom 5

8'3" x 9'4" into 12'7" x 7'9" (2.54 x 2.85 into 3.85 x 2.37)

With fitted carpet, TV point, window to rear aspect, 2 x Velux window to front, storage cupboard, eaves storage, phone point and door to -

En-Suite

With vinyl flooring, basin (cold water supply only), low level WC and frosted window to rear aspect.

Outside

The property benefits from a patio style garden with rear gate access.

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

