



# TOWN RENTALS



☎ 01323 417700



2 Bedroom



1 Reception



1 Bathroom

## £1,100 PCM



## 7 Spencer Court Spencer Road, Eastbourne BN21 4PD

**\*\* AVAILABLE NOW\*\*** Town Rentals are delighted to offer to the market this spacious, two-bedroom top floor converted flat forming part of this attractive residence on the sought-after west side of the Town Centre. The flat benefits from a modern kitchen open plan to the lounge and modern bathroom. The property is in within short walking distance to Eastbourne `s Town Centre and Train station.



[www.town-property.com](http://www.town-property.com)



[info@town-rentals.com](mailto:info@town-rentals.com)

Main Features

- 2 Bedroom Flat
- Top Floor
- Modern Kitchen
- Open Plan Living Room
- Modern Bathroom
- HOLDING DEPOSIT: £253
- TENANCY DEPOSIT: £1269
- COUNCIL TAX BAND: B
- 12 MONTHS INITIAL TENANCY TERM
- EPC D

Entrance

Fitted carpet, heater and security entry phone system.

Bedroom 1

12 ` 57 x 11 ` 77 (3.66m ` 17.37m x 3.35m ` 23.47m)  
Carpet, heater and window to the side.

Bedroom 2

Fitted carpet, heater and window to front.

Lounge

21 ` 23 x 15 ` 10 largest point including kitchen (6.40m ` 7.01m x 4.57m ` 3.05m largest point including )  
Fitted carpet, heater, window to the front and TV point.

Kitchen

Range of wall and base units. Worktop with sink unit and mixer tap. Oven and hob with extractor over, space for washing machine, space for fridge, part tiled walls and window to the front.

Modern Bathroom

White suite comprising bath, wash hand basin and low-level WC, part tiled walls, separate shower cubical and frosted window.

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\*\***

