



TOWN RENTALS



☎ 01323 417700



2 Bedroom



1 Reception



1 Bathroom

£1,100 PCM



4 Bedfordwell Court, Eastbourne BN22 8XE

**** AVAILABLE MAY**** Town rentals are delighted to offer for rental this extremely well presented, two double bedroom apartment in the sought after Upperton area of Eastbourne. This spacious and well decorated property offers a spacious living room with electric fire, modern kitchen/breakfast room, cloakroom and separate bathroom, double glazing and residents off street parking. The property is enviably situated close to Eastbourne's town centre, train station and bus routes.

Main Features

- 2 Bedroom
- First Floor
- Modern Kitchen
- Dual Aspect Living Room
- Parking on a First Come First Serve Basis
- HOLDING DEPOSIT: £253
- TENANCY DEPOSIT: £1269
- COUNCIL TAX BAND: B
- 6 MONTH INITIAL TENANCY TERM
- EPC E

Hallway

Spacious hallway with fitted carpet, telephone point and doors to -

Living Room

14'01 x 12'11 (4.29m x 3.94m)

With fitted carpet, wall mounted electric heater, electric fireplace, TV points and windows to front and side aspect.

Kitchen/Breakfast Room

12'09 x 8'06 (3.89m x 2.59m)

With tile effect vinyl flooring, part tiled walls, a range of wall and base units with single sink unit and mixer tap, electric oven and hob with cooker hood over, space and plumbing for washing machine, space for under counter fridge/freezer, space for small table and chairs, storage cupboard, window to rear and side aspect and frosted door leading to external fire exit stairway.

Bedroom 1

12'11 x 11' (3.94m x 3.35m)

With fitted carpet, wall mounted heater and window to rear aspect.

Bedroom 2

12'10 x 10'10 (3.91m x 3.30m)

With fitted carpet, wall mounted heater and window to front aspect.

Bathroom

With tile effect vinyl flooring, tiled walls, a white suite comprising panelled bath and shower mixer tap, wash hand basin, chrome heated towel rail, airing cupboard and frosted window to rear.

Cloakroom

With tile effect vinyl flooring, part tiled walls, low level WC and frosted window to rear aspect.

Outside

There is residents parking on a first come first serve basis.

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****

