



TOWN RENTALS



☎ 01323 417700



2 Bedroom



1 Reception



1 Bathroom

£1,100 PCM



27 Falmouth Close, Eastbourne BN23 5RN

**** AVAILABLE JUNE **** Town Rentals are delighted to offer to the market this well presented, two bedroom 'back to back' style house benefitting from a modern bathroom, modern kitchen, fitted wardrobe in master bedroom, double glazing, neutral décor and allocated parking space. The property is enviably situated in Sovereign Harbour South development close to local amenities, bus routes and seafront.

Main Features

- 2 Bedroom House
- Back to Back Style
- Modern Kitchen & Bathroom
- Double Glazing
- Allocated Parking Space
- HOLDING DEPOSIT: £253
- TENANCY DEPOSIT: £1269
- COUNCIL TAX BAND: B
- 6 MONTH INITIAL CONTRACT
- EPC D

Entrance

Porch area with glass panelled door leading to -

Living Room

13'11 x 12'04 (4.24m x 3.76m)

With fitted carpet, bay window to the front, electric fire with feature surround, TV & telephone connection points and door leading to -

Kitchen

12'04 x 5'10 (3.76m x 1.78m)

With vinyl flooring, part tiled walls, range of floor and wall mounted units, sink with drainer, built in oven and hob with extractor over, space and plumbing for washing machine and space for fridge/freezer.

Stairs leading from the living room to the first-floor landing with fitted carpet, loft access and doors to -

Bedroom 1

10'09 x 10'04 (3.28m x 3.15m)

A double room with fitted carpet, airing cupboard and built in mirrored wardrobes.

Bedroom 2

9'01 x 6'01 (2.77m x 1.85m)

With fitted carpet and window to the front.

Bathroom

With vinyl flooring, part tiled walls and a white suite comprising bath with shower over, pedestal hand wash basin and low-level WC.

Parking

There is an allocated parking space with this property and further visitors parking.

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****

