



# TOWN RENTALS



01323 417700



1 Bedroom



1 Reception



1 Bathroom

## £800 PCM



### Flat 3 15 Carlisle Road, Eastbourne BN21 4BT

**\*\*AVAILABLE JUNE\*\*** Town Rentals are delighted to offer for to the market this converted one bedroom duplex flat, forming part of this modern development situated centrally just off Eastbourne seafront. The apartment has been converted to a very high standard and benefits from a spiral staircase, en-suite shower room and modern fitted kitchen. Many shops and restaurants are nearby, as well as the Congress Theatre, Towner Art Gallery and Devonshire Park.

## Main Features

- 1 Bedroom Duplex Style Flat
- Open Plan
- Modern Kitchen
- Modern Shower Room
- Spiral Staircase
- HOLDING DEPOSIT: £184
- TENANCY DEPOSIT: £923
- COUNCIL TAX BAND: B
- 12 MONTH TERM -6 MONTH BREAK CLAUSE
- EPC D

## Hallway

With oak flooring and entry phone handset.

## Lounge

13'3 x 10'3 (4.04m x 3.12m)

With oak flooring, heater, ceiling spotlights, TV point, doors to Juliette balcony to side aspect.

## Open Plan Kitchen

With a range of wall and base units, worktop with inset single drainer sink, unit mixer tap, electric oven and hob, stainless steel cooker hood, integrated fridge freezer and washing machine oak flooring.

## Spiral Staircase

from hallway leading to upper level with fitted carpet and door to -

## Bedroom

11' x 10'1 (3.35m x 3.07m)

With fitted carpet, heater, ceiling spotlights, TV point, loft hatch (not inspected), window to rear aspect and door to -

## En-Suite Shower Room

With tiled flooring, heating, part tiled walls, white suite comprising shower cubicle, with mixer tap, low level WC, heated towel rail, ceiling spotlights, shaver point and extractor fan.

## Other

### 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\*\***

