



TOWN RENTALS



01323 417700



2 Bedroom



1 Reception



1 Bathroom

£1,200 PCM



Saffrons Court Compton Place Road, Eastbourne BN21 1DZ

****AVAILABLE NOW** INCLUDES WATER RATES**** A well presented first floor flat forming part of this sought after development set in stunning lawned communal gardens. Enviably situated in Saffrons the flat benefits a living/dining room with balcony, modern kitchen, modern shower room and separate cloakroom, two double bedrooms, double glazing and gas central heating.

Main Features

- 2 Bedroom First Floor Flat (Top Floor)
- Spacious Living/Dining Room
- Balcony & Communal Gardens
- Modern Shower Room
- Double Glazing & Gas Central Heating
- HOLDING DEPOSIT: £276
- TENANCY DEPOSIT: £1384
- COUNCIL TAX BAND: D
- 12 MONTH INITIAL TENANCY TERM
- EPC: C

Entrance Hallway

With fitted carpet, radiator, entry phone handset, phone point, built in cupboard with fixed shelving and doors to -

Living/Dining Room

18'6 x 12'11 (5.64m x 3.94m)

With fitted carpet, TV point, radiator, wall lights and patio doors to balcony.

Fitted Kitchen

13'2 x 7'2 (4.01m x 2.18m)

With tiled flooring, a range of fitted wall and base units, worktop with inset single drainer sink unit with mixer tap, built-in gas hob and eye-level oven and microwave, space for washing machine, integrated fridge/freezer, part tiled walls and window to front aspect.

Bedroom 1

15'1 max x 11' (4.60m max x 3.35m)

With fitted carpet, radiator, telephone point, built in wardrobe and window to rear aspect overlooking lawned communal gardens.

Bedroom 2

10'5 x 9'11 (3.18m x 3.02m)

With fitted carpet, radiator, built in wardrobe and window to rear overlooking lawned communal gardens.

Cloakroom

Low level WC, radiator, part tiled walls and frosted window.

Modern Shower Room

With tiled flooring, tiled walls, walk-in shower cubicle, basin set in vanity unit, chrome heated towel rail and frosted window.

Other Informaiton

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 reply 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		