



TOWN RENTALS



01323 417700



2 Bedroom



1 Reception



1 Bathroom

£950 PCM



Flat 5 25-31 Langney Road, East Sussex BN21 3QA

Town Rentals are delighted to offer this first floor, 2 double bedroom flat offering open plan kitchen, compact living room, double glazing and gas central heating. This property is enviably situated in Eastbourne's town centre with local amenities, shops, bus routes and train station all within walking distance.

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Main Features

- 2 Double Bedroom Flat
- First Floor
- Open Plan
- Gas Central Heating
- Double Glazing
- HOLDING DEPOSIT: £219
- TENANCY DEPOSIT: £1096
- COUNCIL TAX BAND: A
- 12 MONTH INITIAL TENANCY TERM
- EPC: D

Split level with laminate flooring, storage cupboard housing boiler, entry phone system, 2 x radiator and doors to-

Kitchen

11'1" x 8'7" (3.38 x 2.63)

With laminate flooring, a range of wall and base units, part tiled walls, single drainer sink unit with mixer tap, gas hob, electric oven, cooker hood, washing machine, fridge/freezer, breakfast bar overlooking lounge area and window to the rear aspect.

Living Room

9'8" x 7'7" (2.95 x 2.33)

With laminate flooring, radiator and window to rear aspect.

Bathroom

With tiled flooring, part tiled walls, heated towel rail, bath with shower attachment over, basin, low level WC and frosted window to rear aspect.

Bedroom 1

11'1" x 7'11" (3.38 x 2.43)

With laminate flooring, radiator, fitted wardrobe and window to rear aspect.

Bedroom 2

11'2" x 7'8" (3.42 x 2.36)

With laminate flooring, radiator, fitted wardrobe and window to rear aspect.

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****

