



# TOWN RENTALS



01323 417700



2 Bedroom



1 Reception



2 Bathroom

## £1,100 PCM



### 15 Susans Road, Eastbourne BN21 3AG

**\*\*AVAILABLE JULY\*\* \*\*INCLUDES WATER RATES\*\*** Town Rentals are delighted to offer this well presented, top floor, two bedroom apartment with a spacious living room, open plan kitchen, modern bathroom, en-suite to main bedroom, double glazing and an allocated parking space. The property is conveniently located within Eastbourne's town centre, close to The Beacon, train station, seafront and bus routes.

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## Main Features

- 2 Bedroom Top (2nd) Floor Flat
- Spacious Living Room & Open Plan Kitchen
- Bathroom & En-Suite Shower Room
- Double Glazing
- Allocated Parking Space
- HOLDING DEPOSIT: £253
- TENANCY DEPOSIT: £1269
- COUNCIL TAX BAND: B
- 12 MONTH INITIAL CONTRACT
- EPC: C

## Hallway

With fitted carpet, wall mounted heater, airing cupboard and storage cupboard, wall mounted entry phone receiver and doors leading to -

## Living Room

21'11 x 11'11 (including kitchen) (6.68m x 3.63m (including kitchen))

A spacious living room with fitted carpet, large windows to the rear of the property, heater, TV and telephone connection, an open plan arrangement to -

## Kitchen

With vinyl flooring, a range of work surfaces and units comprising stainless steel sink with drainer, free standing washing machine and fridge/freezer, over and hob with extractor fan over and ceiling spot lights. (Washing machine and fridge/freezer not maintained by the landlord.)

## Bedroom 1

15'04 x 8'06 (4.67m x 2.59m )

A spacious double, with fitted carpet, wall mounted heater, window to the rear and door to -

## Bedroom 2

11'03 x 8'05 (3.43m x 2.57m )

A double bedroom with fitted carpet, windows to the rear of the property and wall mounted heater.

## En-suite

With vinyl flooring, part tiled walls, ceiling spotlights, low level WC, pedestal hand wash basin and large shower cubical.

## Bathroom

With vinyl flooring, towel rail, part tiled walls and a white suite comprising panelled bath with shower attachment, low level WC and pedestal hand wash basin.

## Outside

1 x allocated parking space to the rear of the property. There is an also a bike store.

## 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\*\***

