



# TOWN RENTALS



☎ 01323 417700



1 Bedroom



1 Reception



1 Bathroom

## £800 PCM



### 46-50 South Street, East Sussex BN21 4XB

**\*\* AVAILABLE NOW\*\*** Town Rentals are delighted to offer to the market this modern one bedroom property. The apartment benefits one spacious bedroom, modern fitted kitchen with integrated appliances, modern bathroom, part double glazing, spacious lounge and neutral décor throughout. The property is situated close to Eastbourne`s town centre and is walking distance to the railway station.

Main Features

- 1 Bedroom Flat
- Modern Kitchen
- Modern Bathroom
- Town Centre
- Integrated Kitchen Appliances
- HOLDING DEPOSIT: £184
- TENANCY DEPOSIT: £923
- COUNCIL TAX BAND: A
- 12 MONTH INITIAL TENANCY TERM - 6 MONTH BREAK CLAUSE
- EPC: D

Hallway

Hallway  
With fitted carpet, wall mounted radiator, wall mounted entry phone receiver, storage cupboard and doors to;

Lounge

10'10 x 10'08 (3.30m x 3.25m)  
With fitted carpet, wall mounted radiator, windows to the front, TV & Telephone connection points and neutral décor, open plan to;

Kitchen

9'07 x 5'00 (2.92m x 1.52m)  
Modern fitted kitchen with laminate flooring, part tiled walls, range of floor and wall mounted units, stainless steel sink with drainer, built in oven and hob with extractor over, integrated washing machine and under counter fridge/freezer.

Bedroom

9'07 x 9'04 (2.92m x 2.84m)  
With fitted carpet, wall mounted radiator, TV connection point and window to front.

Bathroom

A modern bathroom with part tiled walls, wall mounted heated towel rail and a white suite comprising panelled bath with wall mounted shower over, pedestal hand wash basin and low level WC.

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\*\***

