



TOWN RENTALS



☎ 01323 417700



2 Bedroom



1 Reception



1 Bathroom

£1,150 PCM



3 St. Annes Road, Eastbourne BN21 2AJ

****AVAILABLE NOW**** Town Rentals are delighted to offer to the market this extremely well presented two bedroom garden flat offering private entrance, a spacious living/dining room, modern kitchen, modern bathroom, gas central heating, double glazing and private rear garden. This property is enviably situated within walking distance to Eastbourne's town centre, train station, bus routes and seafront.

Main Features

- 2 Bedroom Garden Flat
- Spacious Living/Dining Room
- Modern Kitchen & Bathroom
- Gas Central Heating & Double Glazing
- Private Entrance & Rear Garden
- HOLDING DEPOSIT: £265
- TENANCY DEPOSIT: £1326
- COUNCIL TAX BAND: A
- 6 MONTH INITIAL CONTRACT
- EPC: C

Hallway

With fitted carpet, radiator, telephone point, ceiling spotlights and doors to -

Living/Dining Room

19'6" x 14'2" (5.95 x 4.33)
With fitted carpet, radiator, feature fireplace, and 2 x window to front aspect.

Bedroom 1

9'1" x 13'1" (2.79 x 4.01)
With fitted carpet, radiator, built-in-wardrobe and window to rear aspect.

Kitchen

8'3" x 6'9" (2.53 x 2.08)
With tile effect vinyl flooring, ceiling spotlights, wall and base units, single drainer sink unit with mixer tap, part tiled walls, electric oven and hob, undercounter fridge (to be gifted) and space for washing machine.

Bathroom

Undergoing works to be completed 23/05/2025 - With, tiled walls, ceiling spotlights, radiator, basin, low level WC and bath with shower mixer tap.

Bedroom 2

10'1" x 12'0" (3.08 x 3.66)
With fitted carpet, radiator and window to rear aspect.

Private Garden

Split level paved garden, storage room containing boiler and access to rear.

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****

