



TOWN RENTALS



☎ 01323 417700



2 Bedroom



2 Reception



1 Bathroom

£1,800 PCM



37 Silverdale Road, Eastbourne BN20 7AT

****AVAILABLE JULY** FURNISHED/UNFURNISHED**** Town Rentals are delighted to offer this rare opportunity for an immaculately presented, two double bedroom apartment with private entrance in the heart of lower Meads. This property offers ample character, refurbished to a high standard with a spacious living room, modern kitchen/breakfast room, grand hallway, study, elegant Victorian style shower room and large private garden. This property is enviably situated close to Eastbourne's seafront, theatres, local amenities, cafes and restaurants whilst being a short distance to Eastbourne's town centre and train station. A viewing is highly recommended.

Main Features

- 2 Double Bedroom Hall Floor Apartment
- Spacious Living Room, Study & Large Entrance Hall
- Modern Kitchen/Breakfast Room
- Elegant Victorian Style Shower Room
- Large Rear Garden & Private Entrance
- HOLDING DEPOSIT: £415
- TENANCY DEPOSIT: £2076
- COUNCIL TAX BAND: C
- 12 MONTH INITIAL TENANCY TERM -
- EPC: D

Porch

With a private entrance with stained glass window to side aspect, restored tiled flooring, door to garden and double doors to -

Entrance Hall

With restored tiled flooring leading to carpet, telephone point, radiator and doors to -

Kitchen/Breakfast Room

13'5" x 9'6" (4.10 x 2.92)
With laminate flooring, a range of wall and base units, ceramic single drainer sink unit with mixer tap, electric oven, 4 ring gas hob, cooker hood, integrated fridge/freezer, integrated dishwasher, integrated washer/dryer, ceiling spotlights, window to rear aspect and door doors leading to private garden.

Living Room

16'4" x 13'4" (4.99 x 4.08)
With fitted carpet, 2 x radiator, wall lights, original features, feature fireplace, TV point, window to rear aspect and double doors leading to private garden.

Study

9'5" x 7'7" (2.88 x 2.33)
With fitted carpet, stained glass pane and radiator.

Bedroom 1

15'0" x 19'3" (4.59 x 5.88)
With fitted carpet, feature fireplace, 3 x radiator and bay window to front aspect.

Bedroom 2

15'6" x 17'2" (4.73 x 5.25)
With fitted carpet, 2 x radiator and 2 x sash window to front aspect.

Shower Room

With tiled flooring, part tiled walls, chrome heated towel rail, low level WC, basin with mixer tap, shower cubicle with rainfall shower and wall mounted shower attachment, ceiling spotlights and frosted sash window to side aspect.

Garden

The property has a large private rear garden with patio area and steps leading to lawn, with stepping stones, flowerbed borders, Wendy house (gifted), rockery and side gate access.

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****

