



TOWN RENTALS



☎ 01323 417700



4 Bedroom



2 Reception



2 Bathroom

£2,000 PCM



7 Clifford Avenue, Eastbourne BN21 1XL

****AVAILABLE NOW**** Town Rentals are delighted to offer this newly decorated 4 bedroom detached home offering a spacious living room, sun room area, dining room, kitchen/breakfast room, cloakroom, family shower room, en-suite bathroom, large balcony with stunning views of the South Downs, pretty rear garden, double garage, driveway for several vehicles, double glazing and hot air heating system. This property is enviably situated close to bus routes, schools, local amenities whilst being a short drive to Eastbourne's town centre, seafront and train station.



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Main Features

- 4 Bedroom Detached House with Stunning Views
- Living Room with Sun Room Area & Dining Room
- Cloakroom, Family Shower Room & En-Suite Bathroom
- Hot Air System & Double Glazing
- Front & Rear Garden, Balcony, Driveway & Double Garage
- HOLDING DEPOSIT: £461
- TENANCY DEPOSIT: £2307
- COUNCIL TAX BAND: F
- 12 MONTH INITIAL TENANCY TERM
- EPC: D

Entrance Porch
With fitted floor mat, frosted window to side aspect and door to -

Hallway
With fitted carpet, phone point, hot air vent and doors to -

Cloakroom
With tiled floor, part tiled walls, low level WC, heated towel rail, basin, under stairs storage cupboard and frosted window to front aspect.

Dining Room
14'11" x 10'1" (4.55 x 3.09)
With carpet, TV and telephone point, hot air vent and window to front aspect.

Living Room
13'9" x 18'5" (4.20 x 5.62)
With double doors, fitted carpet, TV points feature fireplace, hot air vents opening to -

Sun Room Area
18'5" x 8'7" (5.62 x 2.63)
With fitted carpet, hot air vents, windows to rear and patio door leading to garden.

Kitchen/Breakfast Room
16'7" x 14'7" (5.06 x 4.45)
With tile effect laminate flooring, a range of wall and base units with part tiled walls, single drainer sink unit with mixer tap, eye level double oven, gas hob with concealed cooker hood, fridge (gifted), freezer (gifted), dishwasher (gifted), washing machine (gifted), tumble dryer (gifted), TV point, hot air vent, space for breakfast table, 2 x window to rear aspect and frosted door to side aspect.

Stairs
leading from hallway to first floor landing with fitted carpet, window to front aspect, airing cupboard, hot air vent and doors to -

Bedroom 2
10'3" x 12'8" (3.13 x 3.87)
With fitted carpet, hot air vent, built in wardrobe and window to front aspect.

Bedroom 1
13'2" x 12'5" (4.02 x 3.81)
With fitted carpet, phone point, hot air vent, built in wardrobe, wall light, loft hatch (not inspected) window to rear aspect and door leading to large balcony (5.52m x 2.59m) with stunning views of the South Downs. Door to -

En-Suite Bathroom
9'10" x 5'6" (3.00 x 1.70)
With wood effect vinyl flooring, basin with mixer tap, heated towel rail, low level WC, bath with mixer tap and handheld shower attachment, wall mounted electric shower with bi-fold glass shower screen, tiled walls and frosted window to rear aspect.

Bedroom 3
11'4" x 8'3" (3.47 x 2.52)
With laminate flooring, hot air vent and window to front aspect.

Bedroom 4
9'11" x 8'3" (3.03 x 2.53)
With fitted carpet, hot air vent and window to rear aspect.

Shower Room
With wood effect vinyl flooring, part tiled walls, heated towel rail, low level WC, basin, shower cubicle with wall mounted electric shower and frosted window to side aspect.

Garden
The rear garden offers a paved area accessible from the sun room or kitchen, with steps leading down to lawn, mature boarders, shed and contents (gifted) and side gate access.

Outside
The property benefits from a large driveway for several vehicles and a double garage (4.55m x 4.87m) with electric up and over door.

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

