



# TOWN RENTALS



01323 417700



2 Bedroom



1 Reception



2 Bathroom

## £1,400 PCM



## 58 Caroline Way, Eastbourne BN23 5AY

Town Rentals are delighted to offer this first floor apartment situated on Eastbourne's beachfront with incredible sea views. This property offers 2 double bedrooms, en-suite shower room, family bathroom, modern kitchen with integrated appliances, living/dining area with access to balcony offering stunning sea views, double glazing, gas central heating and allocated parking space. This property is enviably situated on Eastbourne's seafront, with Sovereign Harbour and local amenities within walking distance.

### Main Features

- 2 Bedroom First Floor Apartment
- Sun Balcony with Stunning Sea Views
- Modern Kitchen, Family Bathroom & En-Suite
- Double Glazing & Gas Central Heating
- Allcoated Parking Space
- HOLDING DEPOSIT: £323
- TENANCY DEPOSIT: £1615
- COUNCIL TAX BAND: D
- 12 MONTH INITIAL TENANCY TERM
- EPC: C

### Hallway

With fitted carpet, entry phone system, airing cupboard and doors to -

### Living/Dining Room

20'8" x 15'10" (6.32 x 4.85)

With fitted carpet, radiator, telephone and TV points, wall lights, bay window with stunning sea views and door to balcony.

### Kitchen

8'7" x 7'4" (2.64 x 2.26 )

With tile effect vinyl flooring, a range of wall and base units, one and a half bowl single drainer sink unit with mixer tap, 5 ring gas hob, contemporary cooker hood, double electric oven, American style fridge/freezer (gifted), integrated dishwasher, integrated washing machine, built-in microwave, tiled walls and ceiling spotlights.

### Bathroom

With tiled floor, tiled walls, bath with mixer tap, shower over, low level WC, basin with mixer tap, heated towel rail, ceiling spotlights and extractor fan.

### Bedroom 1

11'1" x 10'5" (3.40 x 3.18)

With fitted carpet, radiator, fitted wardrobes, window with stunning sea views and door to -

### En-Suite Shower Room

With tiled flooring, tiled walls, shower cubicle with multi-jets, extractor fan, low level WC, basin set in vanity unit with mixer tap and ceiling spotlights.

### Bedroom 2

11'8" x 8'11" (3.58 x 2.74)

With fitted carpet, radiator, fitted wardrobe and window to rear aspect with stunning sea views.

### Outside

The property has an allocated parking space.

### 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\*\***

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		