



# TOWN RENTALS



☎ 01323 417700



2 Bedroom

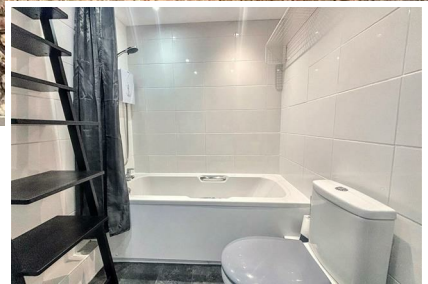


1 Reception



1 Bathroom

## £1,100 PCM



### 53 Silverdale Road, Eastbourne BN20 7AY

**\*\*AVAILABLE NOW\*\*** Town Rentals are delighted to offer this well presented, 2 bedroom raised ground floor flat accessed through main entrance hall. The flat offers a bay fronted living room, open plan modern kitchen, modern bathroom, gas central heating, uPVC double glazing and lawned communal gardens. This property is enviably situated within walking distance of Eastbourne's town centre, train station, bus routes, local amenities, restaurants, theatres and seafront.

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## Main Features

- 2 Bedroom Raised Ground Floor Flat
- Communal Gardens
- Modern Kitchen
- Open Plan Living
- Gas Central Heating & uPVC Double Glazing
- HOLDING DEPOSIT: £253
- TENANCY DEPOSIT: £1269
- COUNCIL TAX BAND: B
- 12 MONTH INITIAL TENANCY TERM - 6 MONTH BREAK CLAUSE
- EPC: C

## Hallway

With fitted carpet, radiator, built-in overhead storage cupboard and doors to -

## Living Room

16'2" x 14'0" (including kitchen) (4.93 x 4.29 (including kitchen))

With laminate flooring, radiator, telephone point, bay window to front aspect and open to -

## Open Plan Kitchen

With a laminate flooring, a range of wall and base units, one and a half bowl single drainer sink unit with mixer tap, electric oven and hob, cooker hood, integrated washing machine, built-in microwave, part tiled walls and breakfast bar.

## Bedroom 1

10'0" x 7'10" (3.07 x 2.39)

With fitted carpet, radiator, built-in wardrobe and window to side aspect.

## Bedroom 2

10'9" x 7'8" (3.28 x 2.36)

With fitted carpet, radiator and 2 x window to side aspect.

## Bathroom

With tile effect vinyl flooring, tiled walls, bath with mixer tap and wall mounted electric shower, low level WC, basin set in vanity unit with mixer tap, chrome heated towel rail and ceiling spotlights.

## Outside

The property benefits from a lawned communal gardens.

## 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\*\***

