



TOWN RENTALS



01323 417700



3 Bedroom



1 Reception



2 Bathroom

£1,375 PCM



79 Santa Cruz Drive, Eastbourne BN23 5TA

****OFFERED FURNISHED OR UNFURNISHED**** Enviably located in the South Marina just yards from the waterfront, this three bedroom top floor apartment benefits from, a modern kitchen, modern bathroom, en-suite, spacious living room. There is one allocated parking space and the flat also benefit from a balcony. The Haven school and a variety of shops and eateries are close by and bus services also run regularly into town.

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Main Features

- 3 Bedroom Flat
- Top Floor
- Modern Bathroom
- Modern En-suite
- Gas Central Heating & Double Glazing
- HOLDING DEPOSIT: £317
- TENANCY DEPOSIT: £1586
- COUNCIL TAX BAND: D
- 12 MONTH INITIAL TENANCY TERM- 6 MONTH BREAK CLAUSE
- EPC C

Hallway

Carpet, entry phone, cupboard and doors to-

Bedroom 3

9'0" x 7'6" (2.75 x 2.30)

Carpet and window to the front.

Bedroom 2

12'2" x 8'10" (3.73 x 2.71)

Laminate floor and window to the front.

Kitchen

Tiled floor and part tiled walls, window to the side, range cooker with extractor fan over, fridge freezer and washing machine.

Modern Bathroom

Tiled floor, tiled walls, sink with vanity unit underneath, heated towel rail, bath with shower over and glass shower screen.

Bedroom 1

13'3" x 9'8" (4.06 x 2.95)

Carpet, fitted wardrobe and window to the rear. Door to-

En-suite

Tiled floor, tiled walls, heated towel rail, sink and large shower cubical.

Living room

22'2" x 11'5" (6.76 x 3.48)

Carpet, window to the side, doors onto the balcony and TV point.

Outside

One 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	