



TOWN RENTALS



01323 417700



2 Bedroom



1 Reception



2 Bathroom

£1,500 PCM



9 Grassington Road, East Sussex BN20 7BJ

****AVAILABLE OCTOBER**** Town Rentals are delighted to offer to the market this beautifully presented two-bedroom, ground floor garden flat offering two double bedrooms, modern kitchen, modern bathroom, modern en-suite shower room, large living room with bay fronted window, gas central heating, two external storage cupboards and a private garden. This property is enviably situated only short walk from Eastbourne's town centre, bus routes, train station and seafront.



www.town-property.com



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£1,500 PCM

Main Features

- 2 Bedroom Ground Floor Apartment
- Modern Kitchen, Bathroom & En-Suite
- Spacious Living/Dining Room with Bay Window
- Gas Central Heating
- Storage Cupboards & Private Garden
- HOLDING DEPOSIT: £346
- TENANCY DEPOSIT: £1730
- COUNCIL TAX BAND: C
- 6 MONTH INITIAL TENANCY TERM
- EPC: D

Hallway

With fitted carpet, storage cupboard housing washing machine (gifted), utility cupboard and doors leading to -

Living/Dining Room

16'6" x 17'8" (5.05 x 5.41)

With fitted carpet, TV and telephone connection points, wall mounted radiator and bay window to front aspect.

Bathroom

With vinyl flooring, heated towel rail, low level WC, basin, bath with wall mounted shower over and window to side aspect.

Kitchen

12'1" x 8'7" (3.69 x 2.62)

With vinyl flooring, part tiled walls, a range of wall and base units, single drainer sink unit with mixer tap, free standing cooker (gifted), cooker hood, free standing fridge/freezer (gifted) and integrated dishwasher.

Bedroom 1

13'8" x 12'4" (4.18 x 3.78)

With fitted carpet, fitted wardrobes, wall mounted radiator, window to the side aspect and door leading to -

En-Suite Shower Room

With vinyl flooring, tiled walls, wall mounted heated towel rail and a white suite comprising low level WC, pedestal hand wash basin and a double walk in shower cubical.

Bedroom 2

14'10" x 12'9" (4.53 x 3.89)

With fitted carpet, wall mounted radiator, window to the rear of the property.

Outside

The property offers two external storage cupboards with an electricity points, there is a private garden situated to the rear of this property and private gated side access.

Other Information

The landlord is happy to offer a reduced rent of £1350pcm if the tenant accepts the property will remain from the date the tenancy starts and the tenant is accommodating with any viewings during the length of the tenancy. Should the tenancy be agreed on these terms and the tenant fails to adhere to these terms, the rent will revert back to £1550pcm as advertised.

****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****

