



TOWN RENTALS



☎ 01323 417700



2 Bedroom



1 Reception



1 Bathroom

£1,100 PCM



8 Queens Gardens, Eastbourne BN21 3EF

****AVAILABLE NOVEMBER**** Town Rentals are delighted to offer this top (4th) floor, double bedroom flat with stunning views of Eastbourne seafront, offering a modern kitchen, separate living room, balcony with incredible views, gas central heating and part-double glazed. This property is enviably situated within walking distance of Eastbourne's seafront, train station and town centre.



www.town-property.com



info@town-rentals.com

Main Features

- 2 Bedroom Flat
- Top (4th) Floor
- Balcony
- Modern Kitchen
- Town Centre Location
- HOLDING DEPOSIT: £253
- TENANCY DEPOSIT: £1269
- COUNCIL TAX BAND: A
- 12 MONTH INITIAL TENANCY TERM
- EPC: D

Hallway

With LVT wood effect flooring, entry phone system, ceiling spotlights and doors to -

Kitchen

11'11" x 6'0" (3.64 x 1.84)

With LVT tile effect flooring, part tiled walls, a range of wall and base units, single drainer sink unit with mixer tap, electric oven, gas hob, cooker hood, washing machine (gifted), fridge/freezer (gifted) and window to front aspect.

Living Room

14'4" x 10'6" (4.37 x 3.22)

With LVT wood effect flooring, radiator, TV and telephone point, 2 X sash windows to front aspect and door to -

Balcony

With stunning 180 degree views including Eastbourne seafront and pier.

Bathroom

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

Bedroom 1

12'5" x 9'4" (3.80 x 2.87)

With LVT wood effect flooring, radiator, storage cupboard housing boiler and double glazed window to rear aspect.

Bedroom 2

12'2" x 7'3" (3.72 x 2.22)

With LVT wood effect flooring, radiator and double glazed window to rear aspect.

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****

