



TOWN RENTALS



01323 417700



2 Bedroom



1 Reception



2 Bathroom

£1,500 PCM



6 Hardwick Road, Eastbourne BN21 4NY

An incredible opportunity to acquire this unique Penthouse property offering an impressive open plan living room and kitchen complete with sleek finishes and breakfast bar island with integrated appliances leading onto the private roof terrace. The property offers two double bedrooms with direct access to a stunning private terrace with rooftop views, beautifully designed bathroom and en-suite shower room with underfloor heating, double glazing, gas central heating, communal gardens and bike store. This property is enviably situated in the desirable Devonshire Quarter within easy reach of the seafront, The Beacon shopping centre, train station with theatres, cafes and restaurants all within walking distance.

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£1,500 PCM

Main Features

- 2 Bedroom Penthouse
- Impressive Private Roof Terrace with Stunning Views
- Open Plan Living Room & Modern Kitchen with Appliances
- Luxurious Bathroom & En-Suite Shower Room with Underfloor Heating
- Gas Central Heating & Double Glazing, Communal Garden & Dedicated Bicycle Storage
- HOLDING DEPOSIT: £346
- TENANCY DEPOSIT: £1730
- COUNCIL TAX BAND: NEW BUILD - TBC
- 12 MONTH INITIAL TENANCY TERM - 6 MONTH BREAK CLAUSE
- EPC: C

Hallway

With entry phone system, radiator, cupboard housing boiler and doors to -

Open Plan Living Room

24'2" x 12'0" (7.39 x 3.66)

With radiator, Velux window, eaves storage and open plan to -

Kitchen Area

With a range of wall and base units, Butler sink with mixer tap, induction hob and extractor hood above, integrated eye-level oven, integrated fridge/freezer, dishwasher, washer/dryer, wine cooler, island with integrated bin store and breakfast bar, window to rear aspect and door to -

Private Terrace

A full width private terrace to the rear of the building with composite decking and glass balustrade.

Bedroom 1

19'1" x 7'10" (5.84 x 2.41)

With radiator, wall lights, tilt and turn window into door leading to private terrace.

En-Suite Shower Room

With shower cubicle, low level WC, basin, extractor fan, shaver point, heated towel rail and underfloor heating.

Bedroom 2

10'7" x 9'10" (3.25 x 3.02)

With radiator, wall lights, tilt and turn window into door leading to roof terrace.

Bathroom

With under floor heating, bath with wall mounted shower and shower screen, low level WC, basin with mixer tap, extractor fan, shaver point, heated towel rail and Velux window.

Outside

There is a landscape courtyard communal garden and dedicated bike storage area.

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	77	77
(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	