



# TOWN RENTALS



01323 417700



2 Bedroom



1 Reception



1 Bathroom

## £1,300 PCM



## 6 Hardwick Road, Eastbourne BN21 4NY

An incredible opportunity to acquire this unique 2 bedroom property offering an impressive open plan living room and kitchen complete with sleek finishes with integrated appliances leading onto a private balcony. The property offers two double bedrooms, beautifully designed bathroom 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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## Main Features

- 2 Bedroom Hall Floor Flat
- Private Balcony
- Open Plan Living Room & Modern Kitchen with Appliances
- Luxurious Shower Room with Underfloor Heating
- Gas Central Heating & Double Glazing, Communal Garden & Dedicated Bicycle Storage
- HOLDING DEPOSIT: £300
- TENANCY DEPOSIT: £1500
- COUNCIL TAX BAND: NEW BUILD - PROVISIONAL BAND C
- 12 MONTH INITIAL TENANCY TERM - 6 MONTH BREAK CLAUSE
- EPC: C

## Hallway

With entry phone system, radiator, storage cupboard and doors to -

## Open Plan Living Room

16'2" x 13'10" (4.94 x 4.23)

With 2 x radiator, telephone point, dimmable lighting, windows to front aspect and French doors to -

## Private Balcony

A full width private balcony to the front of the building.

## Kitchen Area

With a range of wall and base units, working with one and a half bowl sink with mixer tap, oven and hob with concealed cooker hood, integrated washer/dryer, integrated fridge/freezer, integrated dishwasher, integrated bin and dimmable ceiling spotlights.

## Bedroom 1

15'10" x 9'2" (4.83 x 2.81)

With fitted carpet, radiator, telephone point, dimmable ceiling spotlights and Juliette balcony to rear aspect.

## Bedroom 2

13'9" x 8'6" (4.21 x 2.60)

With fitted carpet, radiator, telephone point, dimmable ceiling spotlights and windows to rear aspect.

## Shower Room

With tiled flooring, underfloor heating, low level WC, basin with mixer tap, walk-in shower cubicle, wall mounted rainfall shower with handheld shower attachment, part tiled walls, shaver point, extractor fan, chrome heated towel rail and ceiling spotlights.

## 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\*\***

