



TOWN RENTALS



01323 417700



2 Bedroom



1 Reception



1 Bathroom

£1,300 PCM



7 Warrior Square, Eastbourne BN22 7DB

Town Rentals are delighted to offer this charming period house in Warrior Square has two double bedrooms and is presented to a high standard throughout. The property features an open plan sitting room and a modern fitted kitchen, a ground floor cloakroom and entrance porch. In addition, there is a modern bathroom on the first floor and the front of the property benefits from a newly landscaped garden. This elegant period property is just yards from The Redoubt Fortress and picturesque seafront whilst the town centre shops and mainline railway station are approximately half a mile distant.

Main Features

- 2 Bedrooms Terraced Cottage
- Modern Kitchen
- Downstairs WC
- Pretty Front Garden
- Modern Bathroom
- HOLDING DEPOSIT: £300
- TENANCY DEPOSIT: £1500
- COUNCIL TAX BAND: B
- 12 MONTH INITIAL TENANCY TERM- 6 MONTH BREAK CLAUSE
- EPC: C

Entrance

Composite double glazed door to-

Entrance Porch

Double glazed window. Inner door to-

Living Room

14'11" x 10'0" (4.57 x 3.05)

Radiator, wood effect flooring, double glazed window to front aspect.

Kitchen

8'70 x 8'58 (2.44m x 2.44m)

Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Electric hob and electric oven under with extractor above. Range of wall mounted units, fridge freezer, dishwasher and washer/ dryer. Door to under stairs cupboard. Tiled flooring. Double glazed window to rear aspect. Double glazed door to rear.

Cloakroom

Low level WC, wall mounted wash hand basin, wall mounted gas boiler and double glazed window.

Stairs from Ground to First Floor Landing, with doors to-

Bedroom 1

15'22 x 8'32 (4.57m x 2.44m)

Radiator, built in wardrobe space and double glazed window to front aspect.

Bedroom 2

9'17 x 7'85 (2.74m x 2.13m)

Radiator, carpet and double glazed window to rear aspect.

Bathroom

Panelled bath with mixer tap, shower screen and wall mounted shower, pedestal wash hand basin, low level WC and frosted double glazed window.

Outside

The front garden of this lovely property enjoys a Southerly aspect and has been landscaped that features an area of Indian sandstone patio and a box seat with storage.

To the rear is a further area of bin and meter storage.

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****

