



# TOWN RENTALS



☎ 01323 417700



3 Bedroom



1 Reception



2 Bathroom

## £1,450 PCM



## 2 Grassington Road, Eastbourne BN20 7BG

Town Rentals are delighted to offer this well presented ground floor apartment which has three bedrooms, an area of private garden and a covered car port. The town centre shops, mainline railway station and Eastbourne theatres are all accessible. Benefits include a double aspect living room, a modern kitchen with fully integrated appliances, further benefits include modern shower rooms. Communal gardens also exist to the rear of the block.



[www.town-property.com](http://www.town-property.com)



[info@town-rentals.com](mailto:info@town-rentals.com)

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## Main Features

- 3 Bedroom Flat
- Ground Floor
- Modern Kitchen
- Car Port
- Patio Area
- HOLDING DEPOSIT: £334
- TENANCY DEPOSIT: £1673
- COUNCIL TAX BAND: E
- 6 MONTH INITIAL TENANCY TERM
- EPC: C

## Entrance

Communal entrance with security entry phone system. Private entrance door to

## Hallway

12'5 x 8'0

Radiator. Carpet. Entry phone. Two large store/coat cupboards.

## Living Room

16'8 x 15'11

Carpet. Radiator. Fireplace surround with mantel above and inset electric fire. Double glazed sliding patio doors to garden.

## Kitchen

13'0 x 6'4

Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset four ring electric hob and eye level oven and grill. Integrated fridge freezer, washer dryer and dishwasher. Range of wall mounted units and concealed extractor. Concealed gas boiler. Wood laminate flooring. Radiator. Double glazed window to side aspect.

## Bedroom 1

12'6 x 7'11

Carpet. Radiator. Built in wardrobe. Double glazed window to front aspect.

## En Suite

Large shower cubicle with wall mounted shower. Wash hand basin with mixer tap and vanity unit below. Low level WC. Radiator. Wood laminate flooring. Fully tiled walls.

## Bedroom 2

10'8 x 8'1

Carpet. Radiator. Double glazed window to front aspect.

## Bedroom 3

9'0 x 6'7

Carpet. Radiator. Double glazed window to front aspect.

## Shower Room

Large shower cubicle with wall mounted shower. Wash hand basin with mixer tap and vanity unit below. Low level WC. Radiator. Wood laminate flooring. Fully tiled walls.

## Outside

There is a an area of private patio garden accessed via the sitting room. Further communal gardens are located to the rear.

Parking- A covered car port 'F' is located to the side of the building.

## 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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 73                         | 76        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |