



TOWN RENTALS



☎ 01323 417700



3 Bedroom



1 Reception



1 Bathroom

£1,300 PCM



43 Manor Road, Eastbourne BN22 9DS

**** AVAILABLE NOW **** Town Rentals are delighted to offer this three bedroom, semi-detached house offering a spacious living room, separate kitchen, garden, gas central heating, double glazing and driveway. This property is enviably situated close to local amenities, schools, Hampden Park train station, bus routes and a short drive to Eastbourne's seafront and town centre.



www.town-property.com



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Main Features

- 3 Bedroom House
- Driveway & Rear Garden
- Gas Central Heating
- Double Glazing
- Downstairs WC
- HOLDING DEPOSIT: £300
- TENANCY DEPOSIT: £1500
- COUNCIL TAX BAND: B
- 12 MONTH INITIAL TENANCY TERM
- EPC: D

Hallway

Vinyl flooring, radiator and doors to -

Kitchen

8'4" x 8'0" (2.56 x 2.46)

With vinyl flooring, part tiled walls, a range of wall and base units, space for oven, single drainer sink unit with mixer tap, space for washing machine, space for fridge/freezer, window to rear aspect and door to side.

WC

Vinyl floor, WC and sink

Living Room

18'6" x 10'3" (5.64 x 3.14)

With fitted carpet, feature fireplace, TV and telephone points, radiator, window to front and doors to garden.

Stairs

From the hallway leading to first floor landing with fitted carpet and doors to -

Bedroom 1

11'0" x 10'3" (3.37 x 3.13)

With fitted carpet, radiator, airing cupboard, TV point and window to rear aspect.

Bedroom 2

11'3" x 7'0" (3.43 x 2.15)

With fitted carpet, radiators and window to rear aspect.

Bedroom 3

8'11" x 8'0" (2.74 x 2.45)

With fitted carpet, radiator and window

Bathroom

With vinyl flooring, part tiled walls, low level WC, basin, bath with mixer tap and shower attachment, shower screen, radiator, storage cupboard housing the boiler and frosted window.

Outside

The property benefits from a front garden and driveway. The rear garden offers patio, lawn, shed (not maintained by the landlord) and side gate access.

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****

