



# TOWN RENTALS

f X

01323 417700



2 Bedroom



1 Reception



2 Bathroom

# £1,100 PCM



## 30 Selwyn Road, Eastbourne BN21 2NR

Town Rentals are delighted to offer this ground floor, 2 bedroom flat offering a spacious living/dining room, separate kitchen, family bathroom, en-suite shower room, gas central heating, double glazing and allocated parking space within gated car park. This property is enviably situated in the Upperton area, close to local amenities, bus routes and close to Eastbourne town centre and train station.

**Main Features**

- 2 Bedroom Ground Floor Flat
- Spacious Living/Dining Room
- Family Bathroom & En-Suite Shower Room
- Double Glazing & Gas Central Heating
- Allocated Parking Space
- HOLDING DEPOSIT: £253
- AFFORDABILITY CRITERIA: £33,000 PER ANNUM
- COUNCIL TAX BAND: C
- 12 MONTH INITIAL TENANCY TERM - 6 MONTH BREAK CLAUSE
- EPC: D

**Hallway**

With fitted carpet, radiator, video enter phone system, storage cupboard and doors to -

**Living/Dining Room**

13'3" x 15'1" into 9'11" x 7'0" (4.06 x 4.60 into 3.04 x 2.14)

With fitted carpet, 2x radiator, feature fireplace, TV and telephone points, 2 x window to side aspect, bay window to rear aspect and door to -

**Kitchen**

9'6" x 6'5" (2.90 x 1.96)

With tiled floor, part tiled walls, a range of wall and base units, gas hob, oven (to be replaced with new), concealed cooker hood, one and a half bowl single drainer sink unit with mixer tap, boiler, integrated fridge/freezer, integrated washing machine (to be replaced with new), radiator and window to rear aspect.

**Bedroom 1**

14'6" x 10'5" (4.44 x 3.19)

With fitted carpet, built in wardrobes radiator, TV and telephone point, window to side aspect and door to -

**En-Suite Shower Room**

With fitted carpet, low level WC, basin set in vanity unit with mixer tap, shower cubicle, heated towel rail, part tiled walls, extractor fan, shaver point and ceiling spotlights.

**Bedroom 2**

9'6" x 7'6" (2.91 x 2.31)

With fitted carpet, radiator, built in wardrobes and window to side aspect.

**Bathroom**

With fitted carpet, low level WC, basin set in vanity unit with mixer tap, bath with mixer tap and handheld shower attachment, heated towel rail, extractor fan, shaver point and ceiling spotlights.

**Outside**

Communal grounds, gated car park (accessible from De Roos Road) with an allocated parking space.

