



# TOWN RENTALS



01323 417700



4 Bedroom

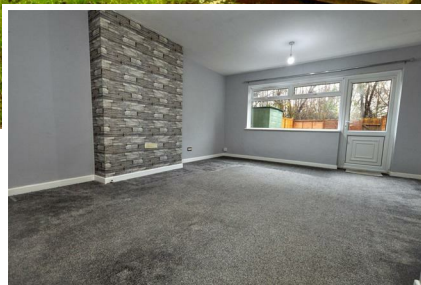


1 Reception



1 Bathroom

## £1,500 PCM



### 237 Percival Road, Eastbourne BN22 9LQ

Town Rentals are delighted to offer this well presented 4 bedroom terraced house offering a spacious living/dining room, separate kitchen, cloakroom, bathroom, gas central heating, double glazing and rear garden. This property is enviably situated close to local amenities, bus routes, schools and access to Shinewater Park.

237 Percival Road, Eastbourne BN22 9LQ

£1,500 PCM

## Main Features

- 4 Bedroom Terraced House
- Spacious Living/Dining Room
- Cloakroom & Family Bathroom
- Gas Central Heating
- Rear Garden
- HOLDING DEPOSIT: £346
- TENANCY DEPOSIT: £1730
- COUNCIL TAX BAND: B
- 6 MONTH INITIAL TENANCY TERM
- EPC: C

### Porch

With tiled flooring and doors to -

### Cloakroom

With tiled flooring, low level WC, basin, heater and frosted window to side aspect.

### Hallway

With wood effect vinyl flooring, radiator and doors to -

### Kitchen

8'6" x 10'1" ( 2.60 x 3.09)

With wood effect vinyl flooring, part tiled walls, a range of wall and base units, single drainer sink unit with mixer tap, cooker hood, space for cooker, space for washing machine, space for dishwasher, space for fridge/freezer, wall mounted boiler, food serving hatch and window to front aspect.

### Living/Dining Room

17'7" x 14'8" (5.36 x 4.48)

With fitted carpet, 2 x radiator, under stair cupboard, TV and telephone points, 2 x window to rear aspect and door to garden.

### Stairs

From hallway leading to first floor landing with doors to -

### Bedroom 2

15'2" x 8'6" (4.64 x 2.61)

With fitted carpet, radiator, TV and telephone point, airing cupboard and windows to front aspect.

### Bedroom 3

12'6" x 8'5" (3.83 x 2.58)

With laminate flooring, radiator, TV point and window to rear aspect.

### Bedroom 4

8'11" x 5'8" (2.74 x 1.75)

With laminate flooring, radiator, TV point and window to rear aspect.

### Bathroom

With wood effect vinyl flooring, part tiled walls, low level WC, basin, bath with mixer tap and wall mounted shower attachment, extractor fan, radiator and frosted window to front aspect.

### Stairs

From first floor landing leading to second floor with fitted carpet, Velux window and door to -

### Bedroom 1

16'9" x 11'1" (5.12 x 3.39)

With fitted carpet, heater, telephone point, eaves storage and 3 x Velux window.

### Outside

A rear garden with patio area leading to lawn, storage unit (gifted) and path leading to rear 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\*\***

| 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>                            |                            |           |
| (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 |           |