



# TOWN RENTALS



01323 417700



2 Bedroom



1 Reception



full Bathroom

## £1,225 PCM



## 80 Knoll Crescent, Eastbourne BN22 9DP

Town Rentals are delighted to offer this newly refurbished 2 double bedroom semi-detached house offering a living room, conservatory, modern kitchen, modern bathroom, rear garden and driveway. This property is enviably situated within walking distance of bus routes, schools and Hampden Park train station.

## Main Features

- 2 Bedroom Semi-Detached House
- Newly Fitted Kitchen & Bathroom
- Conservatory
- Gas Central Heating & Double Glazing
- Rear Garden & Driveway
- HOLDING DEPOSIT: £282
- AFFORDABILITY CRITERIA: £36,750 PER ANNUM
- COUNCIL TAX BAND: B
- 6 MONTH INITIAL TENANCY TERM
- EPC: D

## Hallway

With fitted carpet, radiator, telephone point, under stair cupboard and doors to -

## Living Room

With fitted carpet, 2 x radiator, TV point and window to front and rear aspect.

## Kitchen

With vinyl flooring, part tiled walls, a range of wall and base units, single drainer sink unit with mixer tap, wall mounted boiler, gas hob, electric oven, extractor fans space for washing machine, space for fridge/freezer, window to side aspect and door to -

## Conservatory

With vinyl flooring, radiator, 2 x window to side aspect, frosted door to side aspect and 2 x a sliding doors leading to garden.

## Stairs

From hallway to first floor landing with fitted carpet, radiator, window to front aspect and doors to -

## Bathroom

With vinyl flooring, panelled walls, low level WC, basin with mixer tap, bath with mixer tap, wall mounted electric shower, heater, extractor fan and frosted window to side aspect.

## Bedroom 1

With fitted carpet, 2 x radiator, 2 x wardrobes and window to front and rear aspect.

## Bedroom 2

With fitted carpet, radiators basin, storage cupboard, airing cupboard and window to rear aspect.

## Outside

The property benefits from a paved driveway and rear garden with concrete patio with archway and path to lawn area 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\*\***

