



# TOWN RENTALS



01323 417700



2 Bedroom



1 Reception



2 Bathroom

## £1,300 PCM



## 28 Upperton Road, Eastbourne BN21 1JG

Town Rentals are delighted to offer this two double bedroom first floor flat offering a passenger lift, open plan kitchen, bay fronted living room, en-suite shower room, main bathroom, double glazing, gas central heating, communal gardens and an allocated parking space. The property is enviably situated within walking distance of bus routes, local amenities, Eastbourne's town centre and train station.

28 Upperton Road, Eastbourne BN21 1JG

£1,300 PCM

## Main Features

- 2 Bedroom First Floor Flat
- Open Plan Bay Fronted Living Room
- En-suite Shower Room & Main Bathroom
- Gas Central Heating & Double Glazing
- Passenger Lift , Allocated Parking Space & Communal Gardens
- HOLDING DEPOSIT: £300
- AFFORDABILITY CRITERIA: £39,000 PER ANNUM
- COUNCIL TAX BAND: C
- 6 MONTH INITIAL TENANCY TERM
- EPC: C

## Hallway

With laminate flooring, radiator, entry phone system, storage cupboard and doors to -

## Living Room

With laminate flooring, 2 x radiator, bay window to front aspect with views of the South Downs and open plan to -

## Kitchen

With tiled flooring, part tiled walls, a range of wall and base units, one and a half bowl single drainer sink unit with mixer tap, gas hob and electric oven, cooker hood, integrated fridge/freezer, integrated microwave, integrated washing machine, breakfast bar and window to front aspect.

## Bedroom 1

With fitted carpet, built-in wardrobe, radiator, window to side aspect and door to -

## En-suite Shower Room

With vinyl flooring, part tiled walls, basin, low level WC, shower cubicle, shaver point, extractor fan and radiator.

## Bedroom 2

With fitted carpet, radiator and window to side aspect.

## Bathroom

With vinyl flooring, part tiled walls, bath with shower over, low level WC, basin, radiator and extractor fan.

## Outside

The property benefits from an allocated parking space to the front of the building and communal gardens to the rear.

## 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\*\***

