

**RUSH
WITT &
WILSON**



**3 Green Street, Eastbourne, East Sussex BN21 1QN
£1,300 Per Month**

A three bedroom mid terraced house, situated in this sought after location of Old Town, Eastbourne. Offering bright and spacious accommodation throughout, the property comprises, living room, separate dining room, fitted kitchen, downstairs w/c, three bedrooms and family bathroom. Externally, the property boasts a well maintained, private rear garden. Viewing comes highly recommended. EPC rating D.

Terms: £1300 deposit, 1st months' rent in advance. Following your viewing, in order to proceed with an application, a holding deposit equivalent to one weeks rent will be required to hold the property whilst references are being obtained. This will be taken off of your first months rent on move in upon successful completion of the referencing process. Please contact a member of staff for further details. For more information or to book a viewing, please call (01424) 225 588. We are members of The Property Ombudsman Scheme (D02464) and CMP (client money protect scheme CMP002697)



Entrance Hallway**Living Room**

14'7" x 11'10" (4.45 x 3.61)

Dining Room

10'7" x 10'5" (3.24 x 3.20)

Kitchen

12'4" x 9'3" (3.76 x 2.83)

Downstairs WC**First Floor Landing****Bedroom One**

15'7" x 11'6" (4.75 x 3.51)

Bedroom Two

10'6" x 9'7" (3.21 x 2.94)

Bedroom Three

9'2" x 8'10" (2.80 x 2.71)

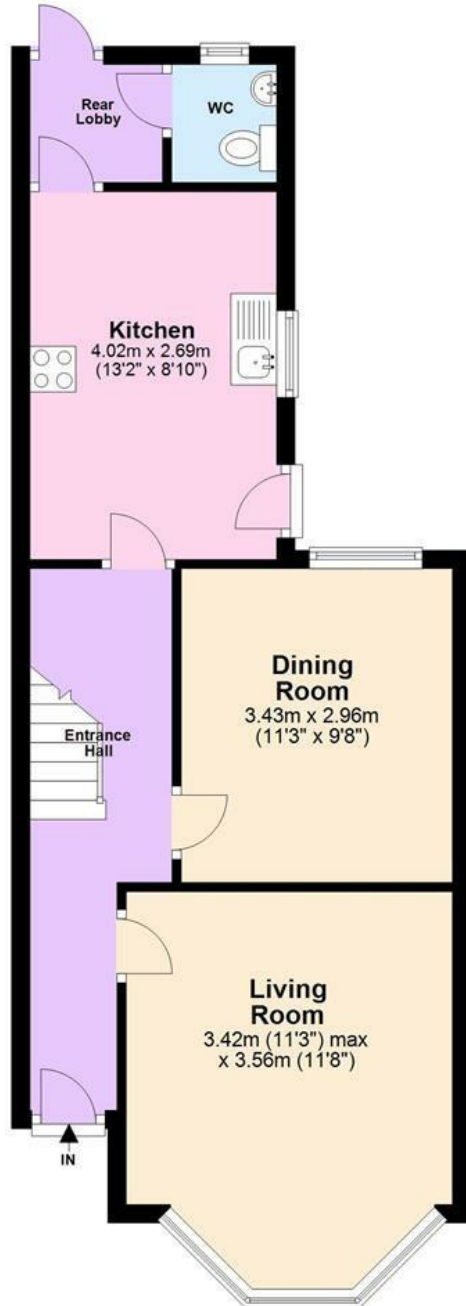
Bathroom**Outside****Front Garden****Rear Garden****Agents Note**

These particulars are produced in good faith, but are intended to be a general guide only. It should also be noted that any measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these particulars have been tested unless required. Further information on broadband and mobile coverage and speeds can be found at [Ofcom.org.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/](https://www.ofcom.gov.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/) According to the [gov.uk](https://www.gov.uk) website the property is located in an area at very low risk of flooding.



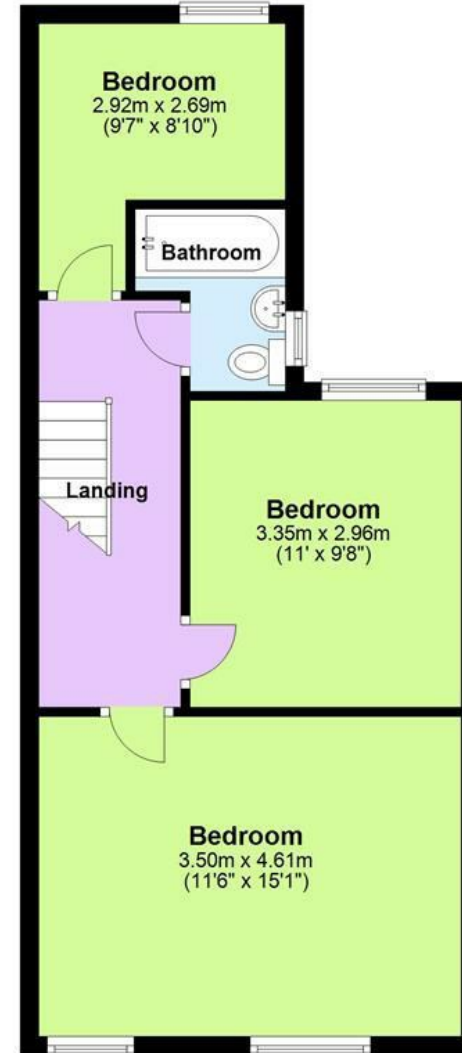
Ground Floor

Approx. 46.3 sq. metres (498.3 sq. feet)

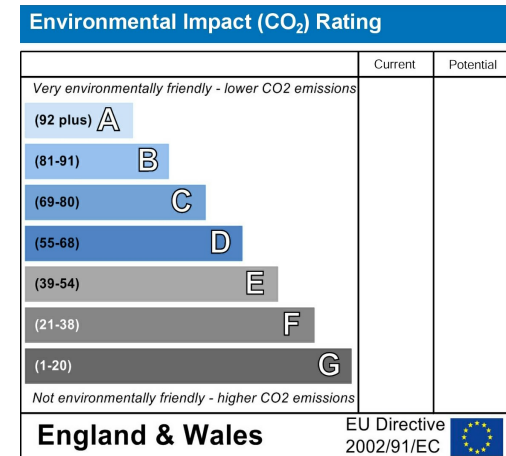
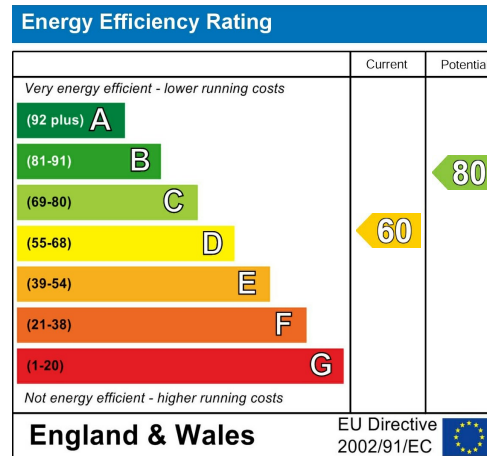
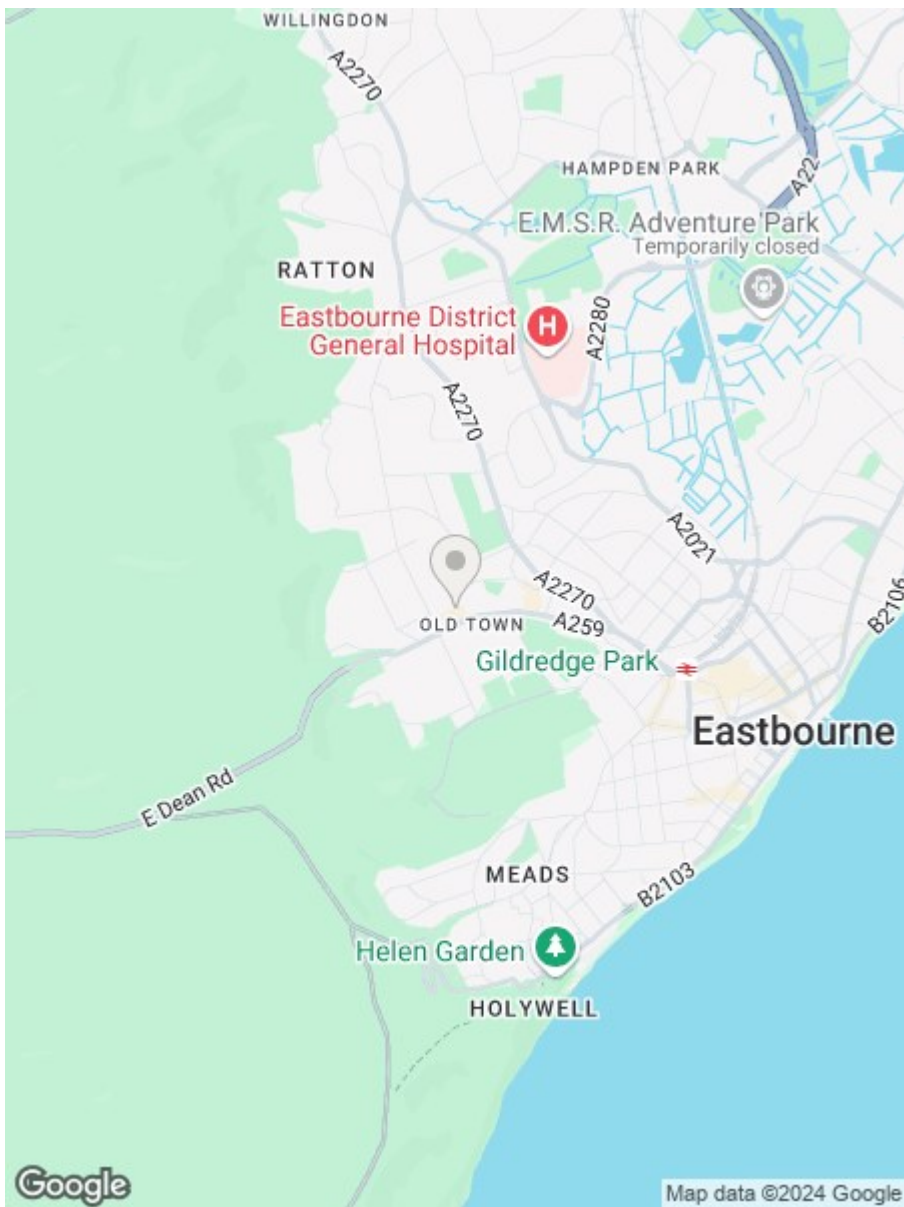


First Floor

Approx. 43.1 sq. metres (464.2 sq. feet)



Total area: approx. 89.4 sq. metres (962.5 sq. feet)



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