



# TOWN RENTALS



01323 417700



0 Bedroom



1 Reception



1 Bathroom

## £775 PCM



## 12 Manton Court, Eastbourne BN23 6LG

**\*\*AVAILABLE JULY\*\* INCLUDES WATER RATES\*\*** Town Rentals are delighted to offer to the market this well presented studio flat offering a spacious studio room, separate modern kitchen, bathroom allocated parking and storage area. This property is enviably situated close to local amenities and bus routes, whilst being a short drive to Eastbourne's town centre and seafront.

**Main Features**

- Studio Flat
- Modern Kitchen
- Storage Room
- Allocated Parking
- Modern Bathroom
- HOLDING DEPOSIT: £178
- AFFORDABILITY CRITERIA: £22,500 PER ANNUM
- COUNCIL TAX BAND: A
- 1 MONTH INITIAL TENANCY TERM
- EPC: C

**Hallway**

With fitted carpet, entry phone system and doors to -

**Studio Room**

15'10" x 13'9" at largest point (4.84 x 4.21 at largest point)

With fitted carpet, built-in wardrobe, window to rear aspect and opening to-

**Kitchen**

With vinyl flooring, part tiled walls, a range of wall and base units, basin with drainer, electric oven and hob, space for fridge, space for washing machine and cupboard housing hot water tank.

**Bathroom**

With vinyl flooring, part tiled walls, low level WC, basin, wall mounted heater and bath with shower attachment.

**Outside**

Allocated parking space and secure storage area in the basement.

**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\*\***

