



# TOWN RENTALS



☎ 01323 417700

 2 Bedroom  1 Reception  1 Bathroom

## £1,100 PCM



### 59 Silverdale Road, East Sussex BN20 7AY

Town Rentals are delighted to offer this first floor two double bedroom flat, offering a modern kitchen, spacious living room with feature fire place and modern bathroom in the sought after area of Meads. This property is enviably situated within walking distance of the seafront, with local amenities, local bus routes, and the South Downs.

### Main Features

- 2 Bedroom Flat
- Spacious Living Area
- Separate WC
- Modern Kitchen
- Sought After Meads Location
- HOLDING DEPOSIT: £253
- TENANCY DEPOSIT: £1,269
- COUNCIL TAX BAND: B
- 1 MONTH INITIAL TENANCY TERM (IN LINE WITH RRA EFFECTIVE 01/05/2026)
- EPC: C

### Hallway

With fitted carpet, radiator, entry phone handset and door to -

### Kitchen

5'11 x 9'8 (1.80m x 2.95m)

With vinyl flooring, part tiled walls, range of fitted grey wall and base units, marble effect worktop with inset stainless steel sink unit with mixer tap, freestanding oven, integrated cooker hood, washing machine, under counter fridge, under counter freezer (all appliances gifted by landlord) and sash window to side aspect.

### Bathroom

With vinyl flooring, wall mounted radiator, white suite comprising panelled bath with mixer tap and hand held shower attachment and shower over, part tiled walls, wall mounted mirror unit, low level WC and pedestal hand wash basin with mixer tap.

### WC

With vinyl flooring, hand wash basin, low level WC and stained glass window to side.

### Lounge

20'1 x 15'0 (6.12m x 4.57m)

With fitted carpet, feature fire place, radiator and bay windows to the front aspect.

### Bedroom 1

21'10 x 11'7 (6.65m x 3.53m)

With fitted carpet, radiator and sash window to the front.

### Bedroom 2

14'4 x 8'6 (4.37m x 2.59m)

With fitted carpet, radiator, fitted wardrobes, and 2 x sash windows 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\*\***

