



TOWN RENTALS



2 Bedroom



1 Reception



1 Bathroom

£1,200 PCM



## 6 Valentine Court South Street, Eastbourne BN21 4LD

**\*AVAILABLE NOW\*** Town Rentals are delighted to offer this newly refurnished, two double bedroom, top floor flat located in the sought after area of Eastbourne, within walking distance to Eastbourne's town centre, seafront and train station. This property provides a spacious living room, leading onto the balcony, separate kitchen and modern bathroom with separate WC. Further benefits include gas central heating, communal garden and outside lockable storage room.

## Main Features

- 2 Bedroom Flat
- Top Floor
- Lockage Outside Storage
- Communal Gardens
- Balcony
- HOLDING DEPOSIT: £276
- AFFORDABILITY CRITERIA: £36,000 PER ANNUM
- COUNCIL TAX BAND: C
- 12 MONTH INITIAL TENANCY TERM
- EPC: D

### Hallway

Carpet, Entry phone, radiator, 2 x store cupboards, spot lights and doors to-

### Lounge

17'6" x 10'10" (5.356 x 3.321)

Carpet, feature fire place, radiator and door onto the balcony

### Bedroom 2

10'2" x 8'10" (3.108 x 2.708)

Carpet, radiator and window to the front

### Bedroom 1

14'11" x 11'0" (4.554 x 3.354)

Carpet, fitted board, window to the rear and radiator.

### Bathroom

Tiled floor, towel rail, bath with shower attachment over, part tiled walls, wash hand basin and cupboard.

### WC

Tiled floor and low level WC.

### Kitchen

3.410 x 2.698 largest point (0.91m.124.97m x 0.61m.212.75m largest point )

Tiled floor, radiator, gas hob with extractor over, part tiled walls, door onto the fire escape, spot lights. under counter washing machine (not maintained by the landlord) and fridge (not maintained by the landlord) microwave (not maintained by the landlord).

### Outside

Communal gardens and lockable storage cupboard.

### 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\*\*

