



# TOWN RENTALS



01323 417700



3 Bedroom



1 Reception



1 Bathroom

## £1,400 PCM



### 33 Thornwood Close, Eastbourne BN22 0TF

Town Rentals are delighted to offer this well presented 3 bedroom terraced house offering a spacious living/dining room, modern kitchen, modern bathroom, gas central heating, double glazing, front and rear garden and a garage in a nearby block. The property is conveniently situated close to local bus routes, schools and 1 mile from Hampden Park train station. Eastbourne town centre and seafront is a short drive away.

### Main Features

- 3 Bedroom Terraced House
- Modern Kitchen & Bathroom
- Spacious Living/Dining Room
- Gas Central Heating & Double Glazing
- Rear Garden & Garage
- HOLDING DEPOSIT: £323
- AFFORDABILITY CRITERIA: £42,000 PER ANNUM
- COUNCIL TAX BAND: B
- ASSURED PERIODIC TENANCY
- EPC: C

### Hallway

With fitted carpet, radiator and door to -

### Living/Dining Room

23'0" x 12'4" (7.02 x 3.78)

With fitted carpet, telephone and TV point, 2 x radiator, patio door to garden and archway to -

### Kitchen

9'11" x 7'3" (3.04 x 2.23)

With vinyl flooring, part tiled walls, a range of wall and base units, gas hob, electric oven, concealed cooker hood, single drainer sink unit with mixer tap, space for washing machine, space for fridge/freezer, space for dishwasher/condenser dryer and window to rear aspect.

### Stairs

With fitted carpet, storage cupboard and doors to -

### Bedroom 1

12'9" x 9'4" (3.90 x 2.87)

With fitted carpet, TV and telephone points, radiator and window to front aspect.

### Bedroom 2

9'10" x 7'3" (3.01 x 2.22)

With fitted carpet, radiator, TV point and window to rear aspect.

### Bedroom 3

9'10" x 6'4" (3.01 x 1.95)

With fitted carpet, radiator and window to front aspect.

### Bathroom

With tile effect vinyl flooring, part tiled walls, low level WC, basin, bath with mixer tap, handheld shower attachment and 2 x frosted window to rear aspect.

### Outside

The property benefits from a front and rear garden with paved patio and pathway, flowerbed, grass, outside tap, storage cupboard and rear gate access.

### Garage

There is a garage in a nearby block.

### 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\*\*

