



TOWN RENTALS



☎ 01323 417700



3 Bedroom



1 Reception



null Bathroom

£1,350 PCM



12 Manor Road, Eastbourne BN22 9DT

Town Rentals are delighted to offer this newly refurbished 3 bedroom semi-detached house offering a dual aspect living/dining room, modern kitchen, conservatory, downstairs shower room, double glazing, gas central heating, rear garden and driveway. The property is enviably situated close to Hampden Park train station, bus routes, schools and local amenities.

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Main Features

- 3 Bedroom Semi-Detached House
- Newly Refurbished
- Modern Kitchen
- Conservatory
- Gas Central Heating & Double Glazing
- Rear Garden & Driveway
- HOLDING DEPOSIT: £311
- AFFORDABILITY CRITERIA: £40,500 PER ANNUM
- COUNCIL TAX BAND: B
- EPC: D

Hallway

With fitted carpet, telephone point and doors to -

Living Room

With fitted carpet, 2 x radiator and window to front and rear aspect.

Kitchen

With wood effect vinyl flooring, part panelled walls, a range of base units, electric oven and hob, cooker hood, single drainer sink unit with mixer tap, radiator, space for fridge freezer, cupboard with space and plumbing for washing machine and door to -

Conservatory

With vinyl flooring, radiator, windows and door leading to garden.

Shower Room

With vinyl flooring, low level WC, basin set in vanity unit with mixer tap, shower cubicle, wall mounted heater and extractor fan.

Stairs

From hallway to first floor landing with fitted carpet, frosted window to side aspect and doors to -

Bedroom 1

With fitted carpet, 2 x radiators TV point and window to front and rear aspect.

Bedroom 2

With fitted carpet, radiator, built in storage cupboard and drawers and window to rear aspect.

Bedroom 3

With fitted carpet, radiator, built in storage cupboard, built in wardrobe with drawers and window to front aspect

Garden

With patio area, lawn and side gate access.

Parking

The property benefits from a front garden with a driveway for one vehicle.

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****

