



# BROOK GAMBLE



**277A Seaside, Eastbourne, BN22 7NU**

**£1,350 Per Calendar Month**

EMAIL ENQUIRIES ONLY - Brook Gamble are delighted to be offering this immaculately presented, completely refurbished three bedroom maisonette, located just off Eastbourne seafront on Seaside. Having the benefit of a brand new kitchen, brand new gas central heating system, brand new bathroom, brand new double glazing, and brand new flooring throughout. Offering spacious accommodation, and tasteful decor throughout the property would be suitable for a host of tenants. No pets under terms of the lease - It is available immediately and tenants that are interested in the property must generate an income of £41,850 in order to be able to pass the referencing process.

## **Accommodation Comprising**

Double glazed main front door

### Hallway

Radiator, coving to ceiling, under stairs storage cupboard, stairs rising to 1st floor landing.

### Bathroom

Comprising a brand new white bath suite, bath with mixer taps, and wall mounted shower with rainfall shower head and separate shower attachment, wash hand basin vanity unit, extractor fan unit, heated towel ladder, double glazed window to rear aspect.

### Separate Cloakroom

Low-level WC, double glazed window rear aspect.

### Modern Fitted Kitchen 11'4 x 10'10

White gloss fronted handleless kitchen, one and a half bowl stainless steel sink unit and mixer tap, complimentary work surface and fitted backsplash, wall mounted gas central heating "Glowworm" gas central heating boiler, space and plumbing for washing machine, space for further appliance, space for freestanding fridge freezer, LVT flooring, recessed spotlighting, double glaze window to rear aspect.

### Lounge 17'1 x 12'6

Radiator with thermostatic control valve, coved ceiling, two double glazed windows to front aspect.

### First floor landing

Double glazed window to rear aspect.

### Main bedroom 10'11 x 11

Radiator, coving to ceiling, double glaze window to front aspect.

### Bedroom two 11'2 x 10'4

Radiator, double glazed window to rear aspect.

### Bedroom three 11'10 x 5'9

Radiator, coving to ceiling. Double glaze window to front aspect.

## **Council Tax Band**

Band B

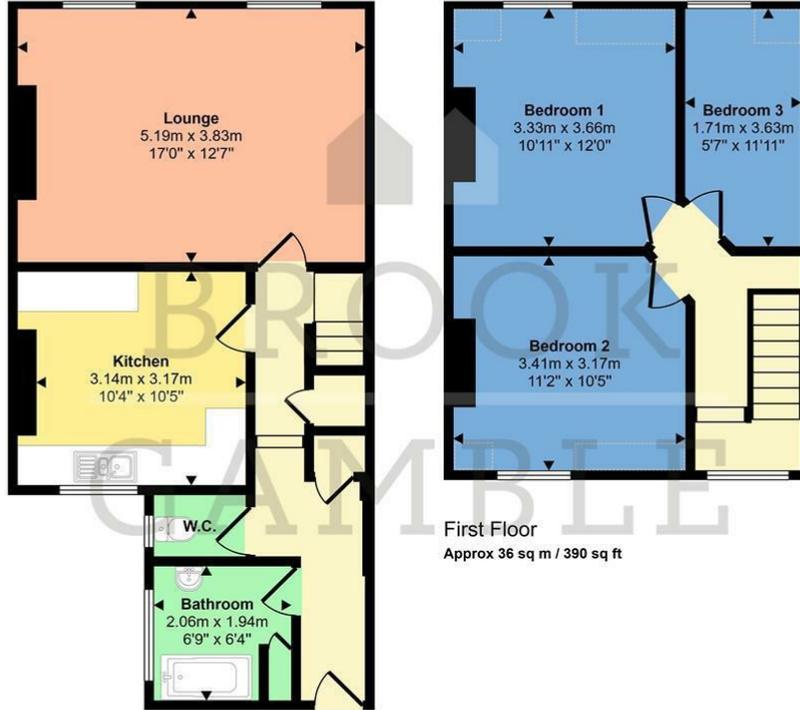
## **Security Deposits**

Holding Deposit = £321.92

Security Deposit = £1609.61

# Floor Plan

Approx Gross Internal Area  
84 sq m / 902 sq ft

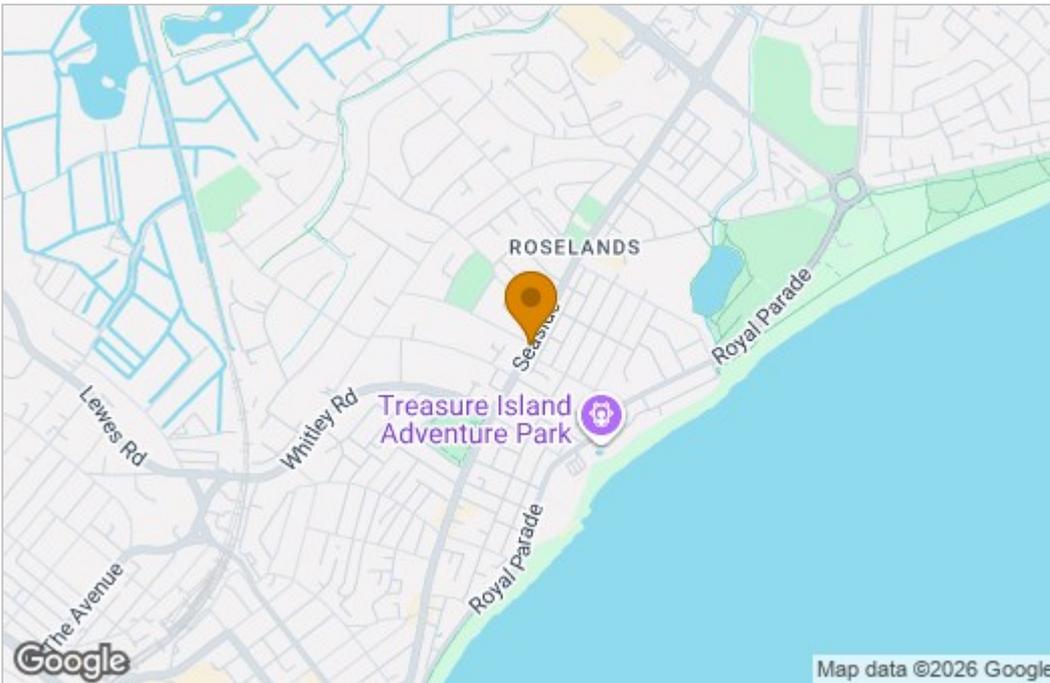


Ground Floor  
Approx 48 sq m / 512 sq ft

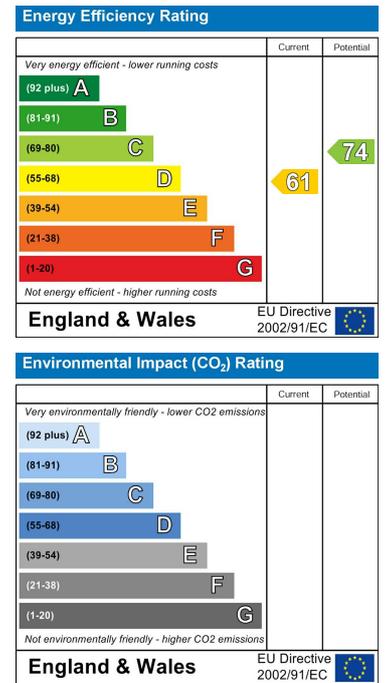
Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# Energy Efficiency Graph



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