



TOWN RENTALS



☎ 01323 417700



1 Bedroom



1 Reception



1 Bathroom

£850 PCM



9 Spencer Road, East Sussex BN21 4PB

Town Rentals are delighted to offer this well presented 1 double bedroom top (3rd floor) flat offering a modern kitchen, living/dining room, shower room, partial double glazing, lockable storage area and views of South Downs. This property is enviably situated close to Eastbourne's town centre, train station, bus routes, theatres and seafront.

Main Features

- 1 Bedroom Flat
- Top (Third) Floor
- Modern Kitchen
- Modern Shower Room
- Partially Double Glazed
- HOLDING DEPOSIT: £196
- AFFORDABILITY CRITERIA: £25,500 PER ANNUM
- COUNCIL TAX BAND: A
- 1 MONTH INITIAL TENANCY TERM (IN LINE WITH RRA EFFECTIVE 01/05/2026)
- EPC: E

Hallway

With fitted carpet, entry phone system and doors to -

Living Room

13'10" x 12'11" (4.23 x 3.95)

With fitted carpet, TV and telephone point, heater, airing cupboard, 2 x sash window to front aspect and door to -

Kitchen

12'3" x 6'4" (3.74 x 1.94)

With laminate flooring, a range of wall and base units, single drainer sink unit with mixer tap, electric oven and hob, cooker hood, integrated washing machine, space for fridge/freezer and sash window to front aspect.

Shower Room

With tiled flooring, part panelled walls, low level WC, basin with mixer tap, large shower cubicle, chrome heated towel rail and extractor fan.

Bedroom 1

12'11" x 7'11" (3.96 x 2.43)

With fitted carpet, heater, wardrobe (gifted) and 2 x double glazed window to rear aspect with far reaching views of the South Downs.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	