TOWN RENTALS

01323 417700

3 Bedroom | 1 Reception | 1 Bathroom

£1,600 PCM









5 Cook Avenue, Eastbourne BN23 6DX

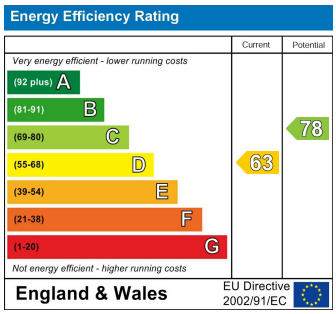
AVAILABLE DECEMBER Town Rentals are delighted to offer to the market this well presented 3 bedroom detached bungalow offering a spacious living/dining room, sun room, pretty rear garden with shed and summer house, gas central heating, double glazing, driveway, car port and garage. The property is located within a quiet cul-de-sac in the popular Langney Point area close to local amenities, bus routes and Eastbourne's seafront.

5 Cook Avenue, Eastbourne BN23 6DX

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Main Features

- 3 Bedroom Detached Bungalow
- Driveway, Car Port & Garage
- Rear Garden
- Spacious Lounge
- Gas Central Heating
- HOLDING DEPOSIT: £346
- COUNCIL TAX BAND: D
- AFFORDABILITY CRITERIA: £48,000 PER ANNUM
- 12 MONTH INITIAL TENANCY TERM
- EPC: D



Porch
9'6" x 5'4" (2.91 x 1.65)
With laminate flooring, storage cupboard, wall light, window to side aspect and door to -

Hallway
With laminate flooring, radiator, storage cupboard and archway to-

Kitchen
10'9" x 6'8" (3.29 x 2.04)
With vinyl flooring, part tiled walls, a range of wall and base units, cooker (gifted), fridge/freezer (gifted), washing machine (gifted), and window to side aspect.

Bedroom 3
8'3" x 7'2" (2.52 x 2.19)
With laminate flooring, radiator and window to side aspect.

Living Room
22'2" x 18'7" (6.77 x 5.67)
With fitted carpet, feature fireplace, window into porch and open to -

Dining Area
With laminate flooring, radiator, open hatch to kitchen, 2 x window, French doors to side aspect leading to garden and door to -

Inner Hallway
With fitted carpet, radiator and doors to -

Bedroom 1
11'7" x 10'11" (3.54 x 3.34)
With fitted carpet, radiator, built-in wardrobes and open to -

Sun Room
9'5" x 6'7" (2.89 x 2.01)
With laminate flooring, radiator, windows and door onto the rear garden.

Bedroom 2
9'11" x 9'3" (3.04 x 2.82)
With fitted carpet, radiator and window to rear aspect.

WC
With vinyl flooring, tiled walls, low level WC, basin and frosted window to side aspect.

Bathroom
With vinyl flooring, tiled walls, basin set in vanity unit with mixer tap, low level WC, bath with mixer tap, electric wall mounted shower, wall heater, built-in mirrored cabinet and frosted window to side aspect.

Outside
The property benefits from a pretty rear garden with summer house and shed, side gate access either side of property, driveway for two vehicles, car port and garage.

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