



# TOWN RENTALS



01323 417700



2 Bedroom



1 Reception



1 Bathroom

## £1,195 PCM



## 106 Weavers Close, Eastbourne BN21 2BH

Town Rentals are delighted to offer this well presented 2 bedroom maisonette offering a modern kitchen, open plan living room, two double bedrooms, modern bathroom, gas central heating, double glazing, outdoor cupboard housing washing machine and car port. This property is enviably situated close to bus routes, local amenities and a short distance to Eastbourne's town centre, train station and seafront.

**Main Features**

- 2 Bedroom Maisonette
- Modern Kitchen
- Open Plan Living Room
- Double Glazing & Gas Central Heating
- Car Port
- HOLDING DEPOSIT: £275
- AFFORDABILITY CRITERIA: £35,850 PER ANNUM
- COUNCIL TAX BAND: C
- 12 MONTH INITIAL TENANCY TERM
- EPC: C

**Entrance**

Stairs with fitted carpet and open to -

**Living Room**

14'0" x 12'1" (4.29 x 3.69)  
With fitted carpet, TV and telephone point, radiator, storage cupboard housing boiler, 2 x window to front aspect and open to -

**Kitchen**

11'10" x 6'2" (3.63 x 1.88)  
With tiled flooring, gas hob, electric oven, cooker hood, one and a half bowl single drainer sink unit with mixer tap, integrated dishwasher, integrated fridge/freezer and Velux window.

**Inner Hallway**

With fitted carpet and doors to -

**Bathroom**

With tiled flooring, part tiled walls, radiator, basin with mixer tap, wall mounted WC, bath with mixer tap, wall mounted shower, ceiling spotlights and Velux window.

**Bedroom 1**

12'0" x 9'7" (3.67 x 2.94)  
With fitted carpet, radiator and 2 x Velux window.

**Bedroom 2**

15'8" x 8'0" (4.80 x 2.44)  
With fitted carpet, radiator, built-in double wardrobe and 2 x window to front aspect.

**Outside**

A car port for one vehicle and storage cupboard housing washing machine.

**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\*\***

