



**HOME + CASTLE**  
ESTATE AGENTS

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## Firle Road, Eastbourne, BN22 8EE

| Flat | 1 Bedrooms

Home & Castle are delighted to present a well maintained, spacious one bedroom flat for rent. Located in the heart of Eastbourne, the property comprises of lounge, bedroom, kitchen, breakfast area, and bathroom. With an enclosed patio area at the rear of the property providing a great entertainment space. The flat is within walking distance of Eastbourne town centre, and shops nearby in Seaside.

**TO LET**  
**£875 PCM**

### **Communal Entrance**

Front door to building, leading to communal hallway. Door leading to:-

### **Entrance Hallway**

Carpeted entrance hallway, with ceiling lights, and radiator. Door leading to:-

### **Lounge 11'8" x 14'1" (3.57m x 4.3m)**

With bay window to front of property. Dark grey carpet, fawn colour painted walls. Radiator. Built in cupboard with hanging rail and shelf. Centre light.

### **Bedroom 9'4" x 12'5" (2.87m x 3.8m)**

Grey carpet, and green painted walls. Centre light. Coving. Radiator. Window to rear. Built in cupboard with hanging rail and shelf.

### **Kitchen 9'10" x 9'7" (3m x 2.94m)**

A range of white and blue kitchen cabinets. Grey tile effect vinyl flooring and white painted walls. White subway style tiled splashbacks. Built in electric oven. Built in electric hob with extractor fan above. Freestanding fridge freezer. Sink and drainer with mixer tap. Washing machine. Centre light. Double glazed door to garden. Archway leading to:-

### **Breakfast area 1.65m x 2.64m (0.30m.19.81mm x 0.61m.19.51mm)**

Grey tile effect vinyl flooring and white painted walls. Window to rear. Boiler. Door leading to:-

### **Bathroom 3'10" x 9'4" (1.18m x 2.85m)**

Cream tiled floor and white painted walls. Radiator. Bath with shower over. Rail for shower curtain. Pedestal wash hand basin. WC. Double glazed window to side. Double glazed window to rear.

### **Rear Garden**

Glazed door from kitchen, leading to paved back garden area, with raised flower border. Enclosed space, ideal for entertaining. Washing line. Back gate with access to alleyway beyond.

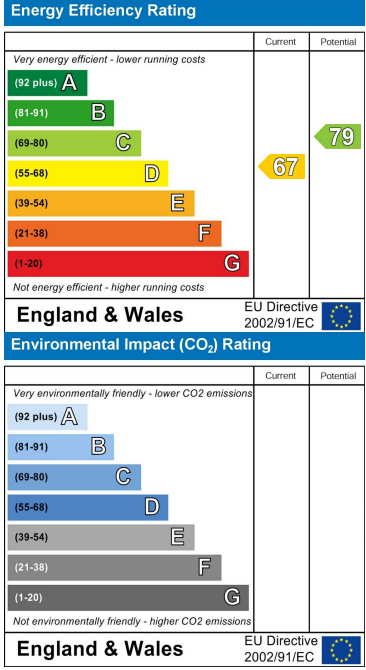


Floor Plan

Area Map



Energy Efficiency Graph



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