



TOWN RENTALS



01323 417700



2 Bedroom



1 Reception



1 Bathroom

£1,150 PCM



Bedfordwell Court Bedfordwell Road, Eastbourne BN22 8XE

Town Rentals are delighted to offer this newly renovated, first floor, 2 bedroom flat offering a modern kitchen, spacious dual aspect living room, modern bathroom, gas central heating, double glazing and residents parking on a first come first serve basis. The property is enviably situated close to Eastbourne's train station, town centre and the seafront a short distance away.

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Main Features

- Newly Renovated 2 Bedroom First Floor Flat
- Modern Kitchen & Bathroom
- Dual Aspect Living Room
- Gas Central Heating & Double Glazing
- Residents Parking
- HOLDING DEPOSIT: £265
- AFFORDABILITY CRITERIA: £33,000 PER ANNUM
- COUNCIL TAX BAND: B
- 1 MONTH INITIAL TENANCY TERM (IN LINE WITH RRA EFFECTIVE 01/05/2026)
- EPC: C

Hallway

With fitted carpet, radiator, airing cupboard and doors to -

Kitchen

9'9" x 9'1" (2.98 x 2.79)

With vinyl flooring, a range of wall and base units, single drainer sink unit with mixer tap, electric oven and hob, cooker hood, washing machine, fridge/freezer, storage cupboard housing boiler, window to rear aspect and frosted fire escape door.

Living Room

15'8" x 11'2" (4.79 x 3.41)

With fitted carpet, radiator, TV and telephone point, to feature fireplace, window to front and side aspect.

Bedroom 1

11'5" x 11'9" (3.49 x 3.59)

With fitted carpet, radiator and window to front aspect

Bedroom 2

10'2" x 8'9" (3.10 x 2.67)

With fitted carpet, radiator and window to rear aspect

Bathroom

With vinyl flooring, part panelled walls, low level WC, basin set in vanity unit with mixer tap, L-shaped bath with mixer taps, wall mounted rainfall shower and handheld shower attachment, heated towel rail and frosted window to rear aspect.

Outside

The property benefits from residents parking on a first come first serve basis.

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		74	79
(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		