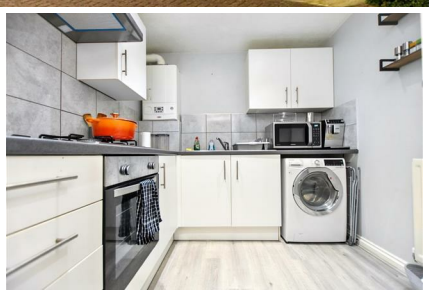
TOWN RENTALS

01323 417700

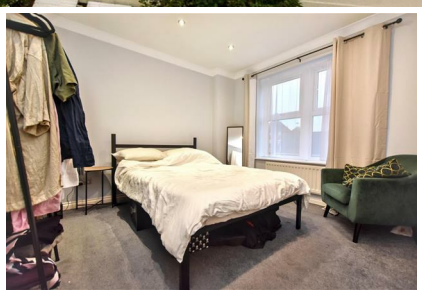
2 Bedroom | 1 Reception | 1 Bathroom

# £1,150 PCM









## Spinnaker Court Salvador Close, Eastbourne BN23 5TB

**AVAILABLE JANUARY** Town Rentals are delighted to offer to the market this beautifully presented two bedroom second floor flat situated on the Sovereign Harbour development. The flat benefits from a modern fitted kitchen, spacious living room and modern bathroom. The property also offers passenger lift and allocated parking space.

# Spinnaker Court Salvador Close, Eastbourne BN23 5TB

# £1,150 PCM

## Main Features

- 2 Bedroom Second Floor Flat
- Spacious Living Room
- Gas Central Heating
- Passenger Lift
- Allocated Parking Space
- HOLDING DEPOSIT: £265
- AFFORDABILITY CRITERIA: £34,500 PER ANNUM
- COUNCIL TAX BAND: C
- 1 MONTH INITIAL TENANCY TERM
- EPC: B

## Hallway
With fitted carpet and wall mounted entry phone receiver.

## Living/Dining Room
13'9" x 11'1" (4.20 x 3.38)
A spacious lounge/diner with fitted carpet, wall mounted radiator, TV and telephone connection points and window to rear aspect.

## Kitchen
9'6" x 7'6" (2.91 x 2.30)
A modern fitted kitchen with vinyl flooring, wall mounted radiator, part tiled walls and a range of work surfaces and units comprising stainless steel sink with drainer, integrated oven and gas hob with extractor fan over, space and plumbing for washing machine and space for fridge/freezer.

## Bedroom 1
10'10" x 9'6" (3.31 x 2.91)
A double bedroom with fitted carpet, wall mounted radiator, TV and telephone connection points and window to front aspect.

## Bedroom 2
7'5" x 7'2" (2.27 x 2.20)
With fitted carpet, wall mounted radiator and window to the front of the property.

## Bathroom
A modern fitted bathroom with vinyl flooring, part tiled walls, heated towel rail and white suite comprising panelled bath with electric shower over and handheld shower attachment, low level WC and pedestal basin.

## Outside
The flat benefits from having an allocated parking space.

## 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**

