



# TOWN RENTALS



01323 417700



1 Bedroom



1 Reception



1 Bathroom

## £750 PCM



## Busby Court Ceylon Place, Eastbourne BN21 3JG

**\*\* AVAILABLE MAY\*\*** Town Rentals are delighted to offer this one bedroom, second (top) floor purpose built flat offering a spacious living room, kitchen with appliances, double bedroom, 2 x storage cupboards, gas central heating and double glazing. This property is within walking distance to Eastbourne's town centre, train station, seafront and bus routes.

## Main Features

- Second (Top) Floor Flat
- Purpose Built
- Spacious Living Room
- Gas Central Heating & Double Glazing
- Ample Storage
- HOLDING DEPOSIT: £173
- AFFORDABILITY CRITERIA: £22,500 PER ANNUM
- COUNCIL TAX BAND: A
- 1 MONTH INITIAL TENANCY TERM
- EPC D

## Hallway

With fitted carpet, radiator, entry phone system, loft access (not inspected), storage cupboard and doors to -

## Living Room

13'2" x 12'11" (4.02 x 3.95)

With fitted carpet, radiator, TV and telephone point, feature fireplace and 2 x window to front aspect.

## Kitchen

9'8" x 6'9" (2.96 x 2.08)

With vinyl flooring, part tiled walls, a range of wall and base units, single drainer sink unit, electric oven and hob, cooker hood, integrated fridge/freezer, washing machine (gifted) and frosted window to side aspect.

## Bathroom

With vinyl flooring, low level WC, basin, bath with mixer tap and handheld shower attachment, radiator and frosted window to side aspect.

## Bedroom

13'2" x 9'11" (4.02 x 3.03)

With fitted carpet, radiator, TV point and window to rear and side aspect.

## Outside

There is a storage cupboard in the communal hallway and a further storage cupboard outside.

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	64
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	