



TOWN RENTALS



01323 417700



0 Bedroom



1 Reception



1 Bathroom

£675 PCM



169 Langney Road, Eastbourne BN22 8AF

****AVAILABLE NOW**** Town Rentals are delighted to be advertising this conveniently located well presented second floor studio flat. This property boasts an off road parking space on a first come first serve basis, double glazing and ample storage space. The property is located close to the town centre and train station.

Main Features

- Town Centre
- Second Floor
- Studio
- Modern Bathroom
- Parking Available First Come First Serve
- Double Glazing
- HOLDING DEPOSIT: £155
- AFFORDABILITY CRITERIA: £20,250 PER ANNUM
- COUNCIL TAX BAND: A
- EPC: C

Entrance Hallway

With fitted carpet, built-in wardrobe and a wall mounted entry phone. Continuing on to;

Kitchen Area

Kitchen with part tiled walls and vinyl flooring. With a range of work surfaces comprising sink, 2 ring electric hob, under counter fridge and cupboard housing hot water tank. Following on to;

Studio Room

15'11 inclusive of kitchen x 11'25 (4.85m inclusive of kitchen x 3.35m)
A well presented room with fitted carpet, wall mounted heater, TV and telephone connection points with a large window to front.

Bathroom

With vinyl flooring, tiled walls, a white suite with bath and shower attachment, wash basin with vanity unit underneath and low level WC.

Parking

First come first serve, a valid parking permit is required.

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****

