



TOWN RENTALS



☎ 01323 417700



3 Bedroom



1 Reception



2 Bathroom

£1,350 PCM



7 Waterworks Road, Eastbourne BN22 8LR

Town Rentals are delighted to offer this spacious 3 double bedroom terraced house offering a dual aspect living/dining room, modern kitchen, conservatory, modern bathroom, separate shower room, gas central heating, double glazing and paved rear garden. This property is enviably situated close to bus routes, local amenities and less than 1 mile to Eastbourne's train station, town centre and seafront.

Main Features

- 3 Bedroom Terraced House
- Spacious Living/Dining Room
- Modern Kitchen
- Modern Bathroom & Separate Shower Room
- Conservatory
- Rear Paved Garden
- HOLDING DEPOSIT: £311
- AFFORDABILITY CRITERIA: £40,500 PER ANNUM
- COUNCIL TAX BAND: C
- EPC: D

Entrance
With fitted door mat, vinyl flooring and internal door to -

Hallway
With vinyl flooring, radiator, and door to -

Living/Dining Room
11'0" x 11'6" into 12'6" x 13'1" (3.36 x 3.53 into 3.83 x 4.00)
With vinyl flooring, feature fireplace, telephone point, 2 x radiator, window to front aspect, door leading to garden and door to

Kitchen
11'0" x 8'5" (3.37 x 2.57)
With vinyl flooring, part tiled walls, a range of wall and base units, cooker with gas hob, cooker hood, single sink unit with mixer tap, integrated dishwasher, integrated freezer, freestanding fridge/freezer (gifted), microwave (gifted), washing machine (gifted), under stairs storage, and door to -

Conservatory
12'9" x 8'5" (3.91 x 2.57)
With vinyl flooring, wall lights, 2 x radiator, freestanding fridge/freezer (gifted), windows and door leading to garden.

Stairs
Leading from hallway to first floor landing with fitted carpet, boiler cupboard, radiator and doors to -

Bathroom
With vinyl flooring, part tiled walls, storage cupboard, low level WC, basin with mixer tap and vanity drawer, bath with mixer tap, shower cubicle, chrome heated towel rail and frosted window to rear aspect.

Bedroom 3
13'1" x 8'7" (4.00 x 2.64)
With fitted carpet, radiator, feature fireplace, open wardrobe and window to rear aspect.

Bedroom 2
14'7" x 11'8" (4.45 x 3.58)
With fitted carpet, feature fireplace, 2 x built in wardrobes, radiator, fibre box and window to front aspect.

Stairs
From first floor landing leading to second floor with fitted carpet and doors to

Bedroom 1
16'1" x 10'5" (4.91 x 3.19)
With fitted carpet, radiator, eaves storage, 2 x wardrobe and window to rear aspect.

Shower Room
With vinyl flooring, tiled walls, low level WC, basin with mixer tap, shower cubicle, extractor fan, chrome heated towel rail and frosted window to rear aspect.

Garden
A paved garden with shed (gifted) and rear gate access.

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

