



TOWN RENTALS



01323 417700



3 Bedroom



1 Reception



2 Bathroom

£1,600 PCM



Park Gates Chiswick Place, Eastbourne BN21 4BD

Town Rentals are delighted to offer this Penthouse apartment offering 3 double bedrooms, a spacious open plan living/dining room, modern kitchen with integrated appliance, sun balcony, en-suite shower room, modern bathroom, gas central heating, double glazing, residents parking on a first-come-first serve basis and optional garage available for additional monthly fee.

Main Features

- 3 Bedroom Penthouse Apartment
- Spacious Living/Dining Room & Open Plan Kitchen
- Ensuite Shower Room & Modern Bathroom
- Gas Central Heating & Double Glazing
- Balcony, Residents Parking & Optional Garage (additional £125pcm)
- HOLDING DEPOSIT: £369
- AFFORDABILITY CRITERIA: £48,000 PER ANNUM
- COUNCIL TAX BAND: D
- 12 MONTH INITIAL TENANCY TERM
- EPC: C

Hallway

With laminate flooring, entryphone handset, 2 x deep storage cupboards, radiator. and double doors opening to -

Living/Dining Room

20'0" x 12'2" (6.12m x 3.71m)

With laminate flooring, 2 x radiators, 2 x windows with westerly aspect over the forecourt of Park Gates, open to -

Open Plan Kitchen

11'10" x 11'5" (3.63m x 3.48m)

With laminate flooring, part tiled walls, ceiling spotlights a range of fitted wall and base units, one a half bowl single drainer sink unit with mixer tap, four ring gas hob, electric oven below, cooker hood above, integrated appliances including; under counter fridge, under counter freezer, washing machine and dishwasher and door to -

Balcony

12'0" x 4'5" (3.66m x 1.35m)

With ceiling spotlights and South Westerly aspect overlooking the forecourt of Park Gates.

Bedroom 1

21'5" x 9'6" (6.55m x 2.92m)

With fitted carpet, radiator, built in wardrobe, 2 x windows and door to -

En-Suite Shower Room

With tiled flooring, part tiled walls, shower cubicle with rainwater shower head, low level WC, basin set in vanity unit with mixer tap, ceiling spotlights, heated towel rail, radiator, shaver point and frosted double glazed window.

Bedroom 2

11'1" x 10'0" (3.38m x 3.05m)

With fitted carpet, radiator, fitted wardrobe, fitted chest of drawers and window to rear.

Bedroom 3

12'2" x 7'10" (3.71m x 2.39m)

With fitted carpet, radiator and window to front aspect overlooking the forecourt.

Bathroom

With tiled flooring, part tiled walls, ceiling spotlights, bath with mixer tap, shower attachment and shower screen, basin, low level WC, shaver point, extractor fan and heated towel rail.

Outside

Within the gardens and grounds of Park Gates there is an area of unreserved car parking for residents and visitors. There is the option of requesting a garage with this Let at an additional charge of £125pcm.

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		77	77
(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	