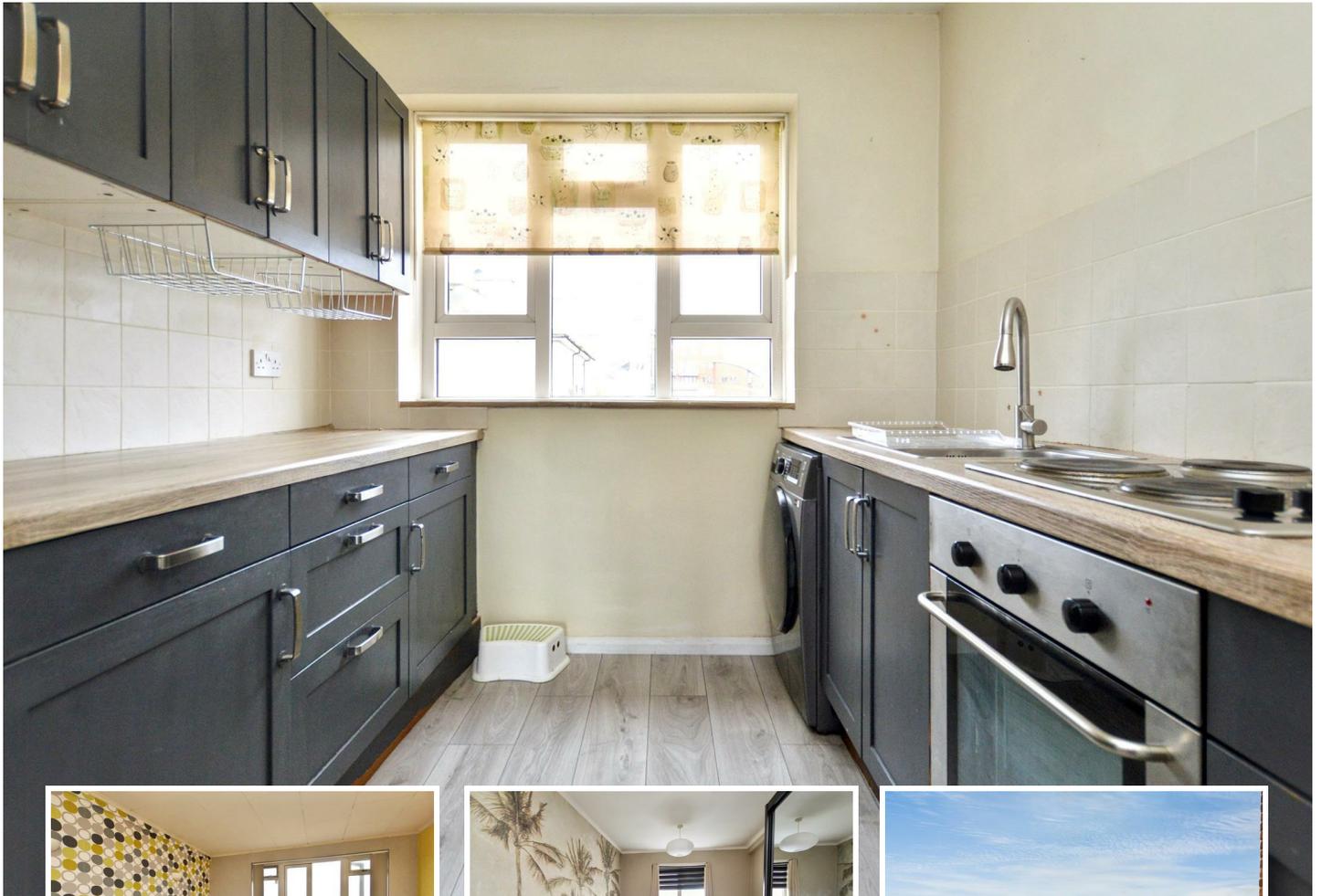🛏 2 Bedroom 🛋 1 Reception 🛁 1 Bathroom

£1,000 PCM

Hadley House Upperton Road, Eastbourne BN21 1EL

Town Rentals are delighted to offer to the market this fourth floor flat within this `Art Deco` block in Upperton, just a short walk from the town centre. Arranged with two bedrooms, there is a sizeable sitting room and benefits include a modern fitted kitchen with appliances and a modern bathroom with a separate WC. Further benefits include balcony and passenger lift. Numerous amenities including shops, bus services around Eastbourne and the mainline railway station with trains to Gatwick Airport and London Victoria Station are also close by.

Hadley House Upperton Road, Eastbourne BN21 1EL

£1,000 PCM

Main Features

- 2 Bedroom Flat

- Fourth Floor

- Passenger Lift

- Balcony

- Modern Kitchen

- HOLDING DEPOSIT: £230

- AFFORDABILITY CRITERIA: £30,000PER ANNUM

- COUNCIL TAX BAND: A

- 6 MONTH INITIAL TENANCY TERM

- EPC: D

Hallway
Laminate floor, heater, cupboard housing hot water tank, opening to-

Living Room
Laminate floor, heater and door onto the balcony.

Kitchen
Laminate floor, part tiled walls, oven and hob, window to the rear, range of wall and floor mounted units, washing machine and fridge freezer (not maintained by the landlord)

WC
Vinyl floor, WC and window.

Bathroom
Vinyl floor, towel rail, sink with vanity unit under, bath with shower attachment, shower screen and tiled walls.

Bedroom 2
Laminate floor, open hanging area and window to the rear.

Bedroom 1
Laminate floor, heater, open hanging area with curtain and window to the front.

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		76
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC