



# TOWN RENTALS



☎ 01323 417700



2 Bedroom



1 Reception



1 Bathroom

## £1,250 Per



## 30 Frenchgate Road, Eastbourne BN22 9ES

**\*\*AVAILABLE AUGUST\*\*** Town Rentals are delighted to offer this two bedroom house offering a spacious living room, separate kitchen, downstairs cloakroom, modern bathroom, gas central heating, double glazing and rear garden. This property is enviable situated close to local amenities, bus routes, Hampden Park train station and schools.

# 30 Frenchgate Road, Eastbourne BN22 9ES, £1,250 Per Month

## Main Features

- 2 Bedroom House
- Downstairs WC
- Driveway & Rear Garden
- Gas Central Heating
- Double Glazing
- HOLDING DEPOSIT: £288
- AFFORDABILITY CRITERIA: £37,500 PER ANNUM
- COUNCIL TAX BAND: B
- 1 MONTH INITIAL TENANCY TERM
- EPC D

## Hallway

Carpet, radiator and doors to

## WC

With vinyl flooring, wash basin, part tiled walls and ow-level WC.

## Living Room

15'8" x 10'5" (4.79 x 3.18)

With carpet, 2 x radiator, TV point, feature fire place window to front and patio doors to rear.

## Kitchen

10'2" x 8'5" (3.10 x 2.59)

Vinyl flooring, wall and base units Single drain, basin with mix tap . gas hob, electric oven and cooker hood above with extractor fan, window to the rear, space for washing machine and space for fridge freezer.

Stairs leading from the ground floor to the first floor with doors to-

## Bedroom 1

16'0" x 9'1" (4.89 x 2.78)

Two times Radiator, window to the front and rear and fitted carpet

## Bedroom 2

10'1" x 6'7" (3.08 x 2.02)

With carpet, radiator and window to rear.

## Outside

Rear garden, with shed (not maintained by the landlord)

Driveway 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\*\***

\*Pictures taken June 2025\*

