



# TOWN RENTALS



01323 417700



3 Bedroom



1 Reception



2 Bathroom

## £1,345 PCM



## 52 Caroline Way, Eastbourne BN23 5AY

**\*AVAILABLE JULY\*** Town Rentals are delighted to offer this well presented 3 bedroom, first floor flat, offering a spacious living room, open plan kitchen, family bathroom, en-suite shower room, built-in wardrobes, gas central heating, double glazing and allocated parking space. This property is enviably situated a stones throw from Eastbourne's seafront, whilst being a short walk to Sovereign Harbour cafes and restaurants, and all the amenities within the Retail Park.

### Main Features

- 3 Bedroom First Floor Flat
- Passenger Lift & Allocated Parking Space
- Spacious Living Room & Open Plan Kitchen
- Family Bathroom & En-Suite Shower Room
- Gas Central Heating & Double Glazing
- HOLDING DEPOSIT: £310
- AFFORDABILITY CRITERIA: £40,350 PER ANNUM
- COUNCIL TAX BAND: E
- 1 MONTH INITIAL TENANCY TERM
- EPC: C

### Entrance Hall

With fitted floor mat, fitted carpet, radiator and door to -

### Hallway

With fitted carpets entry phone system, radiator, airing cupboard and double doors to -

### Living Room

21'9" x 11'8" (6.63 x 3.56)

With fitted carpet, 3 x radiator, TV and telephone points, unit for media wall, window to front and side aspect and open to -

### Kitchen

9'5" x 7'3" (2.88 x 2.22)

With tile effect vinyl flooring, a range of wall and base units, one and a half bowl sink with engrained worktop drainer unit and mixer tap, 5 ring gas hob with cooker hood over, double electric oven, integrated dishwasher, integrated washer/dryer, integrated fridge/freezer, microwave (gifted), ceiling spotlights and window to side aspect.

### Bedroom 1

12'7" x 8'8" (3.84 x 2.65)

With fitted carpet, radiator, built in wardrobe, TV and telephone points, window to side aspect and door to -

### En-Suite Shower Room

With tile effect vinyl flooring, basin with mixer tap, low level WC, large shower cubicle with rainfall shower and shower attachment, chrome heated towel rail, ceiling spotlights and extractor fan.

### Bedroom 2

9'8" x 10'3" (2.97 x 3.13)

With fitted carpet, radiator, built in wardrobe and window to side aspect.

### Bathroom

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

### Bedroom 3

9'2" x 7'10" (2.81 x 2.41)

With fitted carpet, radiator and window to side aspect.

### Outside

The property benefits from an allocated parking space.

### 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 May 2025\*\***

