



TOWN RENTALS



2 Bedroom



1 Reception



2 Bathroom

£1,200 PCM



## Flat 3 18 Santa Cruz Drive, East Sussex BN23 5TX

Town Rentals are delighted to offer to the market this two bedroom second floor apartment offering a modern fitted kitchen with integrated appliances, double aspect lounge, balcony, modern bathroom, en-suite shower room, gas central heating, double glazing and allocated parking space. This property is enviably situated close to Sovereign Harbour with shops, restaurants and other amenities, whilst also being a short walk to Eastbourne's seafront.

## Main Features

- 2 Bedroom 2nd Floor Flat
- Modern Kitchen with Appliances
- Modern Bathroom & En-suite
- Gas Central Heating & Double Glazing
- Balcony & Allocated Parking Space
- HOLDING DEPOSIT: £276
- AFFORDABILITY CRITERIA: £36,000 PER ANNUM
- COUNCIL TAX BAND: D
- 6 MONTH INITIAL TENANCY TERM
- EPC: B

## Hallway

With vinyl flooring, airing cupboard housing hot water cylinder, wall mounted radiator, entry phone and doors to-

## Living Room

12'0" x 16'2" (3.66 x 4.93)

With vinyl flooring, radiator, television point, window to side aspect and double doors to balcony.

## Kitchen

10'4" x 8'6" (3.05m x 2.44m x 1.83m)

With vinyl flooring, a range of wall and base units with chrome handles, one and a half bowl single drainer sink unit with mixer tap, gas hob, electric double oven, cooker hood, integrated washing machine, integrated fridge/freezer and double-glazed window.

## Bedroom 1

11'11" x 11'8" (3.65 x 3.57)

With fitted carpet, built-in double wardrobe, radiator, window to rear aspect and door to -

## En-Suite Shower Room

With vinyl flooring, part tiled walls, shower cubicle, basin with mixer tap, low level WC and frosted window.

## Bedroom 2

13'6" x 9'9" (4.12 x 2.99)

With fitted carpet, radiator, television point and window to front aspect.

## Bathroom

With vinyl flooring, bath with mixer tap and handheld shower attachment, basin with chrome mixer tap low level WC, wall mounted radiator and part tiled walls.

## Outside

The flat benefits from an allocated parking space.

\*\*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\*\*

