



# TOWN RENTALS



01323 417700



3 Bedroom



1 Reception



1 Bathroom

## £1,300 PCM



## 19 Port Road, Eastbourne BN22 9DR

Town Rentals are delighted to offer this newly refurbished 3 bedroom house with spacious dual aspect living room, modern kitchen, shower room, double glazing, gas central heating and front and rear gardens. The property is enviably situated close to Hampden Park train station, local amenities, schools and bus routes. Eastbourne town centre and seafront are a short drive away.

**Main Features**

- 3 Bedroom Semi-Detached House
- Newly Refurbished
- Modern Kitchen & Shower Room
- Gas Central Heating & Double Glazing
- Front & Rear Garden
- HOLDING DEPOSIT: £300
- AFFORDABILITY CRITERIA: £39,000 PER ANNUM
- COUNCIL TAX BAND:
- 1 MONTH INITIAL TENANCY TERM (IN LINE WITH RRA EFFECTIVE 01/05/2026)
- EPC:

**Hallway**

With fitted carpet, radiator, telephone point and doors to -

**Shower Room**

With vinyl flooring, panelled walls, basin with mixer tap set in vanity unit, low level WC, shower cubicle and extractor fan.

**Living Room**

17'11" x 10'1" (5.48 x 3.09)

With fitted carpet, TV point, 2 x radiator and window to front and rear aspect.

**Kitchen**

7'11" x 7'10" (2.43 x 2.40)

With vinyl flooring, part panelled wall, a range of wall and base units, radiator, singled Rainer sink unit with mixer tap, gas hob, electric oven, cooker hood, space for fridge/freezer, under stairs cupboard with space and plumbing for washing machine, storage cupboard, window to side aspect and frosted door leading to garden.

**Stairs**

Leading from hallway to first floor landing with fitted carpet, frosted window to side aspect and doors to -

**Bedroom 1**

17'11" x 8'11" (5.47 x 2.73)

With fitted carpet, TV point, 2 x radiator and window to front and rear aspect.

**Bedroom 2**

9'4" x 7'7" (2.87 x 2.33)

With fitted carpet, radiator and window to rear aspect.

**Bedroom 3**

9'5" x 6'9" (2.88 x 2.06)

With fitted carpet, radiator, boiler cupboard and window to front aspect.

**Garden**

A rear garden with paved path, lawn and side access. A front garden with paved path and lawn.

**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\*\*

