



TOWN RENTALS



☎ 01323 417700



3 Bedroom



1 Reception



1 Bathroom

£1,350 PCM



136 Croxden Way, Eastbourne BN22 0UL

****AVAILABLE OCTOBER**** Town Rentals are delighted to offer this well-presented end of terraced house, arranged with three bedrooms, a modern kitchen, downstairs WC and modern bathroom. There is a spacious lounge open to a dining area and garden with rear gate access. Further benefits also include gas central heating and double glazing. This property is walking distance to local amenities and Hampden Park train station.

Main Features

- 3 Bedroom House
- End Of Terrace
- Modern Kitchen
- Gas Central Heating & Double Glazing
- Downstairs WC
- Rear Garden
- HOLDING DEPOSIT: £311
- AFFORDABILITY CRITERIA: £40,500 PER ANNUM
- COUNCIL TAX BAND: B
- EPC: D

Porch

With a large storage cupboard and front door to-

Hallway

Radiator, cupboard, further cupboard and doors to-

WC

Low level WC, sink and window to the rear.

Kitchen

11'3 x 7'1 (3.43m x 2.16m)

A range of units comprising sink unit and mixer tap with part tiled walls and surrounding work surfaces having cupboards and drawers with wall mounted units above. Electric oven, gas hob with extractor fan over, space for washing machine and space for fridge/freezer. Window to the front and door to the dining area.

Living room

14'10 x 10'11 (4.52m x 3.33m)

Window to the front, telephone point, radiator and open to-

Dining area

11'4 x 7'2 (3.45m x 2.18m)

Radiator and window to the rear.

Stairs from ground floor lead to first floor landing with cupboard housing hot water tank and doors to-

Bathroom

Vinyl floor a white suite comprising panelled bath, bath taps and a separate shower over, low level WC, basin, radiator and frosted window to rear aspect.

Bedroom 2

14'4 x 8'7 (4.37m x 2.62m)

Fitted carpet, window to rear and radiator

Bedroom 1

13'10 x 8'8 (4.22m x 2.64m)

Fitted carpet, window to front and radiator.

Bedroom 3

12' x 10'10 (3.66m x 3.30m)

Fitted carpet, radiator, window to front and large cupboard.

Outside

The rear garden is paved and has lawn areas and there is a gate for rear access. The shed is gifted and therefor not maintained by the landlord.

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****

