



TOWN RENTALS



01323 417700



2 Bedroom



1 Reception



1 Bathroom

£1,050 PCM



Spencer Court Spencer Road, Eastbourne BN21 4PD

Town Rentals are delighted to offer to the market this spacious, two double bedroom top (3rd) floor flat with stunning views of the South Downs, offering a modern kitchen, separate living room, modern bathroom and double glazing. The property is in within short walking distance to Eastbourne `s town centre, bus routes, seafront and train station.

Spencer Court Spencer Road, Eastbourne BN21 4DN **£1,050 PCM**

Main Features

- 2 Double Bedroom Flat
- Top (3rd) Floor
- Modern Kitchen & Bathroom
- Double Glazing
- Views of the South Downs
- HOLDING DEPOSIT: £242
- AFFORDABILITY CRITERIA: £31,500 PER ANNUM
- COUNCIL TAX BAND: B
- 6 MONTH INITIAL TENANCY TERM
- EPC: E

Hallway

With fitted carpet, heater, storage cupboards, security entry phone system and doors to -

Bedroom 2

14'9" x 7'4" (4.50 x 2.24)

With fitted carpet, heater and window to rear aspect.

Bedroom 1

14'0" x 9'3" (4.28 x 2.83)

With fitted carpet, heater and window to rear aspect.

Living Room

13'11" x 9'1" (4.25 x 2.79)

With laminate flooring, heater and window to rear aspect.

Inner hallway

With laminate flooring, shelving and doors to -

Kitchen

10'11" x 7'6" (3.33 x 2.29)

With laminate flooring, part tiled walls, a range of base units, single drainer sink unit with mixer tap, electric oven and hob, freestanding fridge/freezer, washing machine, dishwasher and window to the rear aspect.

Bathroom

With laminate flooring, part tiled walls, bath with wall mounted mixer tap, basin, low level WC, chrome heated towel rail, extractor fan and frosted window to side aspect.

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****

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			69
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		