



**HOME + CASTLE**  
ESTATE AGENTS

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## Rushlake Crescent, Eastbourne, BN21

| Flat | 2 Bedrooms

HOME+CASTLE are delighted to offer this TWO BEDROOM first floor flat which is excellent condition. The property is located in the popular Rodmill area with local shops and amenities on the doorstep. Accommodation comprises living room, separate KITCHEN including in-built oven and hob, family bathroom including with SEPARATE SHOWER, two good size bedrooms with GARAGE. Further benefits include GAS CENTRAL HEATING and double glazing. Early viewing advised.

**TO LET**  
**£1,200 PER**  
**CALENDAR**  
**MONTH**

## **Communal Entrance**

Enter the property via the main doors, carpeted and stairs to First floor to reach the flat.

## **Entrance Hall**

Solid wood door to entrance hall, Large storage cupboard, Wood effect laminate flooring, radiator, telephone point,

## **Lounge 13'8" x 13'3" (4.17 x 4.04)**

Double glazed window, radiator, wood effect laminate flooring, pendant light, power points, Fitted shelves and cupboards, Storage cupboard housing water tank. Door to kitchen

## **Kitchen 10'5" x 5'6" (3.18 x 1.68)**

Modern range of base wall and draw units, with fitted work surfaces, Fitted electric oven and Induction hob, stainless steel fitted sink, Double glazed window, Integrated Fridge Freezer, washing machine. Power points, pendant light, coved ceiling, Wood effect laminate flooring.

## **Bedroom 1 10'7" x 9'6" (3.25 x 2.92)**

Double Glazed window, radiator, carpet, Wood effect laminate flooring, radiator, power points, pendant light, Built in wardrobes,

## **Bedroom 2 10'7" x 6'7" (3.25 x 2.01)**

Double glazed window, Wood effect laminate flooring, radiator, power points, pendant light and coved ceilings.

## **Bathroom 6'7" x 5'6" (2.01 x 1.68)**

Panelled bath , separate shower cubicle with Drench shower head and additional shower hose. Hand basin set in to vanity unit, wc, Chrome heated towel rail, fully tiled walls and tile effect flooring. Obscure double glazed window, fitted light.

## **Garage**

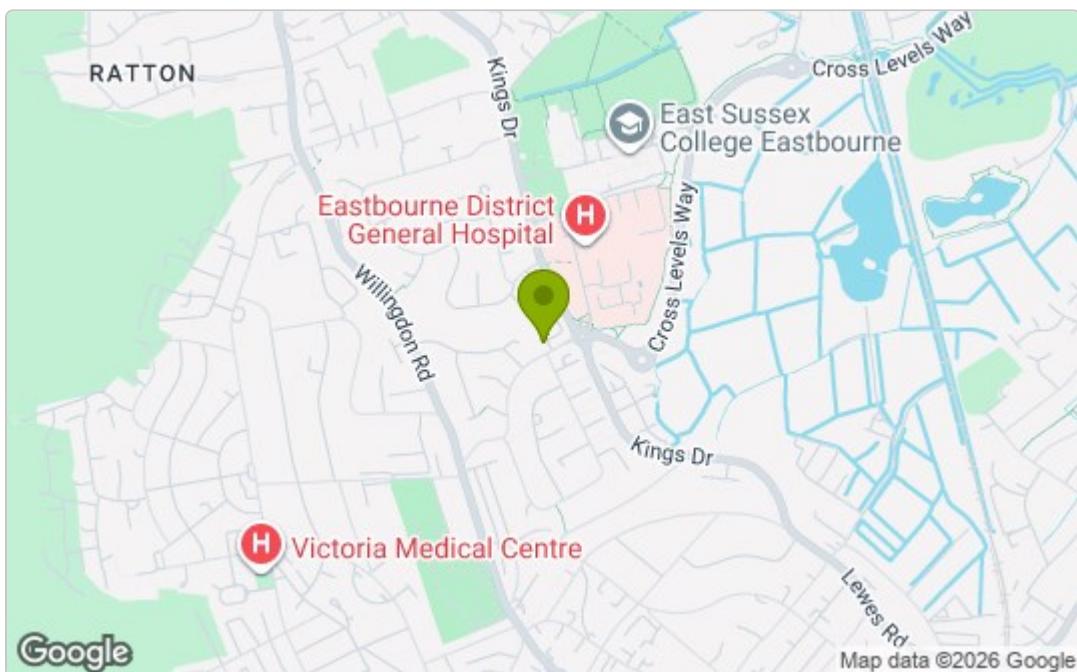
Situated in block at front of the property with up and over door. Power and light.

## **Council Tax**

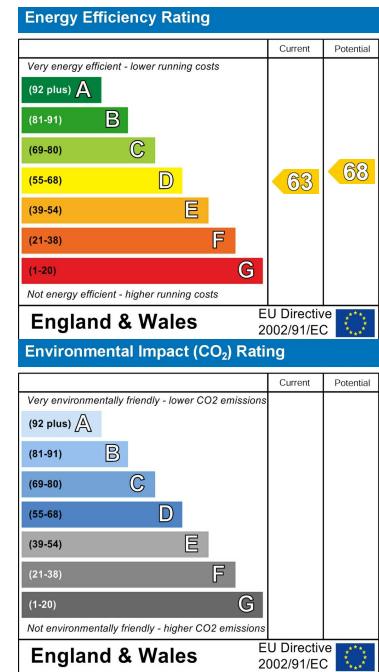
Band- B

## Floor Plan

### Area Map



### Energy Efficiency Graph



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