



TOWN RENTALS



01323 417700

 3 Bedroom  1 Reception  1 Bathroom

£1,300 PCM



4 Court Road, Eastbourne BN22 9EZ

****AVAILABLE NOW**** Town Rentals are delighted to offer this well presented three bedroom semi-detached house offering three bedrooms, living room with open-plan kitchen, cloakroom, family bathroom, gas central heating, double glazing, rear garden and driveway. The property is envilably situated close to local amenities, bus routes, schools and Hampden Park train station, whilst being a short drive to Eastbourne's town centre and seafront.

Main Features

- 3 Bedroom Semi Detached House
- Cloakroom & Family Bathroom
- Open Plan Kitchen
- Gas Central Heating & Double Glazing
- Driveway & Rear Garden
- HOLDING DEPOSIT: £300
- AFFORDABILITY CRITERIA: £39,000 PER ANNUM
- COUNCIL TAX BAND: B
- 12 MONTH INITIAL TENANCY TERM
- EPC: C

Hallway

With fitted carpet, radiator and doors to -

Living Room

15'5" x 10'0" (4.71 x 3.07)

With fitted carpet, radiator, electric fireplace (not maintained by the landlord), window to front aspect, patio door leading to garden and open to -

Kitchen

9'7" x 8'3" (2.94 x 2.54)

With vinyl flooring, part tiled walls, a range of wall and base units, single drainer sink unit with mixer tap, gas hob, electric oven, cooker hood, space for washing machine, space for fridge/freezer, extractor fan, space for dishwasher and window to rear aspect.

Cloakroom

With vinyl flooring, low level WC and basin.

Stairs

From hallway leading to first floor landing with fitted carpet, frosted window to side aspect and door to -

Bedroom 1

11'0" x 10'6" (3.36 x 3.21)

With fitted carpet, radiator and window to rear aspect.

Bedroom 2

8'3" x 6'7" (2.52 x 2.03)

With fitted carpet, radiator and window to rear aspect.

Bedroom 3

9'6" x 7'0" (2.90 x 2.14)

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

Bathroom

With vinyl flooring, part tiled walls, low level WC, basin, bath with mixer tap and wall mounted shower attachment, radiator, extractor fan and frosted window to front aspect.

Outside

The property benefits from a driveway for one vehicle and a rear garden with patio 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

