



TOWN RENTALS



2 Bedroom



1 Reception



1 Bathroom

£1,200 PCM



## 59 The Hydneye, Eastbourne BN22 9BY

**\*\*AVAILABLE NOW\*\*** Town Rentals are delighted to offer this two bedroom end of terrace house offering a newly fitted modern kitchen, spacious living room, cloakroom, family bathroom, gas central heating, double glazing and rear garden. This property is enviably situated close to local amenities, bus routes, schools, Hampden Park train station and a short drive to Eastbourne's town centre and seafront.

**Main Features**

- 2 Bedroom End-Terrace House
- Newly Refurbished
- Modern Kitchen
- Gas Central Heating & Double Glazing
- Rear Garden
- HOLDING DEPOSIT: £276
- AFFORDABILITY CRITERIA: £36,000 PER ANNUM
- COUNCIL TAX BAND: B
- 6 MONTH INITIAL TENANCY TERM
- EPC: D

**Hallway**

With fitted carpet, radiator and doors to -

**Cloakroom**

With vinyl flooring, low level WC, basin with mixer tap and extractor fan.

**Living Room**

16'1" x 9'11" (4.92 x 3.04)

With fitted carpet, 2 x radiator, TV and telephone point, window to front aspect and patio doors leading to garden.

**Kitchen**

8'6" x 6'8" (2.61 x 2.04)

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

**Stairs**

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

**Bedroom 1**

16'6" x 8'11" (5.03 x 2.72)

With fitted carpet, 2 x radiator, TV point and window to front and rear aspect with far reaching views of the South Downs.

**Bedroom 2**

9'11" x 6'10" (3.04 x 2.10)

With fitted carpet, radiator and window to rear aspect with far reaching views of the South Downs.

**Bathroom**

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

**Outside**

The property benefits front garden with side access and a rear garden with patio area and laid to 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\*\*

