



# TOWN RENTALS



01323 417700

 2 Bedroom  1 Reception  1 Bathroom

## £1,200 PCM



## Flat 4, Carmen Court Eastbourne Road, Willingdon BN20 9NP

Town Rentals are delighted to offer this well presented, 2 double bedroom, 1st (top) floor apartment offering a light bay-fronted living room, spacious kitchen, modern bathroom, balcony from main bedroom, double glazing, gas central heating and communal gardens. The property is enviably situated in Wannock close to bus routes, local amenities and schools.

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## Main Features

- 2 Double Bedroom Flat
- 1st (Top) Floor
- Bay-Fronted Living Room
- Gas Central Heating & Double Glazing
- Balcony
- HOLDING DEPOSIT: £276
- AFFORDABILITY CRITERIA: £36,000 PER ANNUM
- COUNCIL TAX BAND: B
- 1 MONTH INITIAL TENANCY TERM (AS PER THE RRA FROM 01/05/2026)
- EPC: C

## Hallway

With fitted carpet, radiator, loft access (not inspected), airing cupboard and doors to-

## Kitchen

With vinyl flooring, part tiled walls, a range of wall and base units, cooker, cooker hood, washing machine, fridge/freezer, one and a half bowl single drainer sink unit with mixer tap, boiler and storage cupboard and window to rear aspect.

## Living Room

With fitted carpet, TV point, radiator and bay window to front aspect.

## Bathroom

With laminate flooring, part tiled walls, basin with mixer tap, low level WC, P-shaped bath with electric shower over, extractor and frosted window to rear aspect.

## Bedroom 1

With fitted carpet, radiator, window to front and side aspect and door to balcony.

## Bedroom 2

With fitted carpet, radiator, TV point, telephone point, built in wardrobe and drawers, window to side and rear aspect.

## Outside

The property benefits from communal gardens.

## 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\*\***

