TOWN RENTALS

01323 417700

2 Bedroom | 1 Reception | 1 Bathroom

# £1,050 PCM









## 47 Langney Road, Eastbourne BN21 3QD

**AVAILABLE JANUARY** Town Rentals are delighted to offer this two bedroom first floor flat offering a modern open plan kitchen, living room, modern shower room, double glazing and gas central heating. This property is enviably situated within Eastbourne's town centre with the train station, shopping centre and seafront all within easy walking distance.

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## Main Features

- 2 Bedroom Flat
- First Floor
- Open Plan
- Modern Shower Room
- Modern Kitchen
- Double Glazing
- HOLDING DEPOSIT: £242
- AFFORDABILITY CRITERIA: £31,500PER ANNUM
- COUNCIL TAX BAND: A
- EPC: C

## Split Level Landing
With ceiling spotlights, airing cupboard, window and open to -

## Living Room
16'0" x 13'3" (4.90 x 4.04)
With fitted carpet, radiator, window to front aspect and open to -

## Kitchen
A range of fitted white wall and base units, worktop with inset single drainer sink unit with mixer tap, built-in electric oven and hob with cooker hood, space and plumbing for washing machine, under counter fridge, part tiled walls and ceiling spotlights.

## Bedroom 1
3.53 x 3.07 (0.91m.16.15m x 0.91m.2.13m)
With fitted carpet, feature fireplace, built-in cupboard and window to rear aspect.

## Bedroom 2
9'8" x 7'4" (2.95 x 2.26)
With fitted carpet, radiator, cupboard housing gas boiler and window to rear aspect.

## Modern Shower Room
With vinyl flooring, ceiling spotlights, chrome heated towel rail, suite comprising shower cubicle with wall mounted shower, low level WC, vanity unit, ceramic sink bowl with mixer tap.

## 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**

