



# TOWN RENTALS



☎ 01323 417700



2 Bedroom



1 Reception



1 Bathroom

## £1,200 PCM



## 24 Went Hill Gardens, Eastbourne BN22 0QP

Town Rentals are delighted to offer this semi-detached house, offering a living/dining room, separate kitchen, conservatory, family bathroom, two double bedrooms, gas central heating, double glazing, rear garden and off street parking. The property offers views of The South Downs and is conveniently located near local amenities, bus routes and schools.

**Main Features**

- 2 Bedroom Semi-Detached House
- Living/Dining Room & Conservatory
- Gas Central Heating & Double Glazing
- Off Street Parking
- Front & Rear Garden
- HOLDING DEPOSIT: £276
- AFFORDABILITY CRITERIA: £36,000 PER ANNUM
- COUNCIL TAX BAND: C
- 1 MONTH ASSURED PERIODIC TENANCY
- EPC: E

**Hallway**

With vinyl flooring, radiator and door to -

**Living/Dining Room**

12'10" x 11'6" into 8'8" x 7'2" (3.92 x 3.51 into 2.65 x 2.19)

With fitted carpet, TV point, telephone point, under stair cupboard, feature fireplace, 2 x radiator, window to front aspect and doors to -

**Conservatory**

6'11" x 4'8" (2.11 x 1.43)

With laminate flooring, windows and door to garden.

**Kitchen**

8'2" x 7'3" (2.50 x 2.23)

With tile effect vinyl flooring, panelled walls, single drainer sink unit with mixer tap, cooker, space for washing machine, space for fridge/freezer, window to rear aspect and door leading to garden.

**Stairs**

Leading from hallway to first floor landing with fitted carpet, loft access (not inspected, some belongings for the landlord must remain in place) and doors to -

**Bathroom**

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

**Bedroom 1**

11'5" x 8'6" (3.50 x 2.60)

With fitted carpet, built in wardrobe, radiator and window to rear aspect with views of The South Downs.

**Bedroom 2**

14'10" x 8'2" (4.53 x 2.49)

With fitted carpet, radiator, airing cupboard, storage cupboard and window to front aspect.

**Outside**

The property benefits from a front and rear garden, with parking to the rear of the property and side gate access.

**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\*\*

