



TOWN RENTALS



01323 417700



4 Bedroom



2 Reception



1 Bathroom

£2,000 PCM



4 Park Lane, Eastbourne BN21 2UT

Town Rentals are delighted to offer this generously sized 4 bedroom detached period home, offering two large reception rooms, kitchen/breakfast room, conservatory, 4 double bedrooms, modern shower room, double glazing, gas central heating, driveway for several vehicles, detached garage and charming rear garden. This property is enviably situated close to bus routes, schools, within 1 mile of Hampden Park train station and Willingdon Village with local amenities, shops and eateries.

Main Features

- 4 Bedroom Detached House
- 2 Reception Rooms & Conservatory
- Cloakroom & Modern Shower Room
- Large Rear Landscaped Garden
- Driveway & Garage
- HOLDING DEPOSIT: £461
- AFFORDABILITY CRITERIA: £60,000 PER ANNUM
- COUNCIL TAX BAND: G
- 1 MONTH ASSURED PERIODIC TENANCY
- EPC: E

Hallway

With fitted carpet, radiator, under stairs cupboard, storage cupboard, window to front aspect and doors to -

Living Room

19'5" x 13'3" (5.94 x 4.04)

With fitted carpet, 2 x radiator, fireplace with electric fire, telephone point, bay window to front aspect and 2 x frosted windows to side aspect.

Cloakroom

With tiled flooring,

Dining Room

16'11" x 13'5" (5.18 x 4.09)

With fitted carpet, 2 x radiator, ornate fireplace with electric fire, stain glass window to side aspect and sliding door to -

Conservatory

14'0" x 9'1" (4.29 x 2.77)

With tiled flooring, double glazed windows and double doors leading to garden.

Kitchen/Breakfast Room

16'6" x 10'2" (5.05 x 3.10)

With tile effect vinyl flooring, part tiled walls, a range of wall and base units, one and a half bowl single drainer sink unit with mixer tap, gas hob, cooker hood, eye level oven, integrated fridge/freezer, washer/dryer (gifted), dishwasher (gifted), microwave (gifted), radiator, window to side and rear aspect and door to side with access to garden.

Stairs

Leading from hallway to first floor landing with fitted carpet, window to side aspect, airing cupboard, loft access (not inspected) and doors to -

Bedroom 1

16'7" x 13'6" (5.08 x 4.14)

With fitted carpet, radiator, built-in wardrobes and window to rear aspect.

Bedroom 2

15'3" x 13'3" (4.65 x 4.04)

With fitted carpet, radiator and windows to front and side aspect.

Bedroom 3

12'11" x 10'0" (3.94m x 3.07m)

With vinyl flooring, radiator and window to rear aspect.

Bedroom 4

With fitted carpet, radiator and window to front aspect.

Shower Room

With vinyl flooring, part-panelled walls, walk in shower cubicle, basin set in vanity with mixer tap, low level WC, heated towel rail and 2 x frosted window to rear aspect.

Outside

The rear landscaped garden offers mature borders, patio and gravelled areas and there is side gate access.

Parking & Garage

There is a generous gravel driveway providing off street parking for several vehicles and a detached garage (5.44 x 3.28) with a remote roller door, water tap, overhead storage and electrics.

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

