



# BROOK GAMBLE



## **Flat 1 Belle Vue Court Belle Vue Road, Eastbourne, BN22 7RF**

**£1,300 Per Calendar Month**

EMAIL ENQUIRIES ONLY VIA THE PORTAL YOU VIEWING THIS ON - Two bedroom ground floor purpose built apartment located in the highly popular Seaside area of Eastbourne close to good local schools, and amenities. Two good sized bedrooms, double glazing and gas centrally heated throughout. Spacious kitchen, overlooking the communal gardens at the rear of the property. This will be a long term let, with professional landlords managing the property. Any applicants wishing to proceed with the application must generate an income of £33,000 per annum in order to pass the referencing process.

## **EMAIL ENQUIRIES ONLY**

PLEASE EMAIL US FROM THE PORTAL YOU ARE VIEWING PROPERTY ON, WE WILL THEN MAKE CONTACT WITH YOU AS SOON AS POSSIBLE.

### **Accommodation Comprising**

Main communal front door, main front door.

#### Hallway

radiator, storage cupboard linen cupboard with radiator and shelving above

#### Kitchen

Fitted in a range of wall and floor units single bowl, sink unit with mixer tap complimentary worksurface four ring electric hob and extractor hood above, and electric oven beneath, wall mounted gas central heating boiler, space and plumbing for washing machine, tiled flooring, radiator, extractor fan unit double glazed window to rear overlooking communal gardens (that all tenants/lessees are able to use)

#### Lounge

Radiator, Double glazed window to front aspect.

#### Bedroom One

Radiator, coving to ceiling, double glazed window to front aspect.

#### Bedroom Two

Radiator ,coving to ceiling, double glazed window to rear aspect.

#### Bathroom

Comprising a white suite, bath with shower attachment, wash, hand basin, low-level WC, radiator, tiled splashback, extractor fan unit, double glazed opaque window to rear aspect.

#### Garage

With Up and Over Door

#### Council Tax

Band B

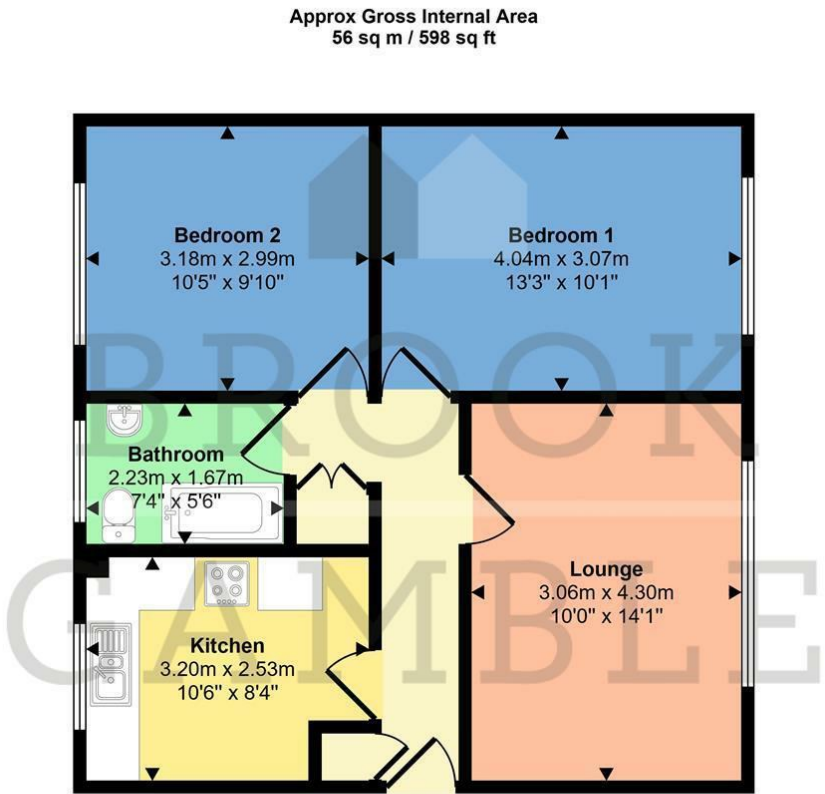
Eastbourne Borough Council

### **Security Deposit**

Holding Fee - £300

Security Deposit - £1500

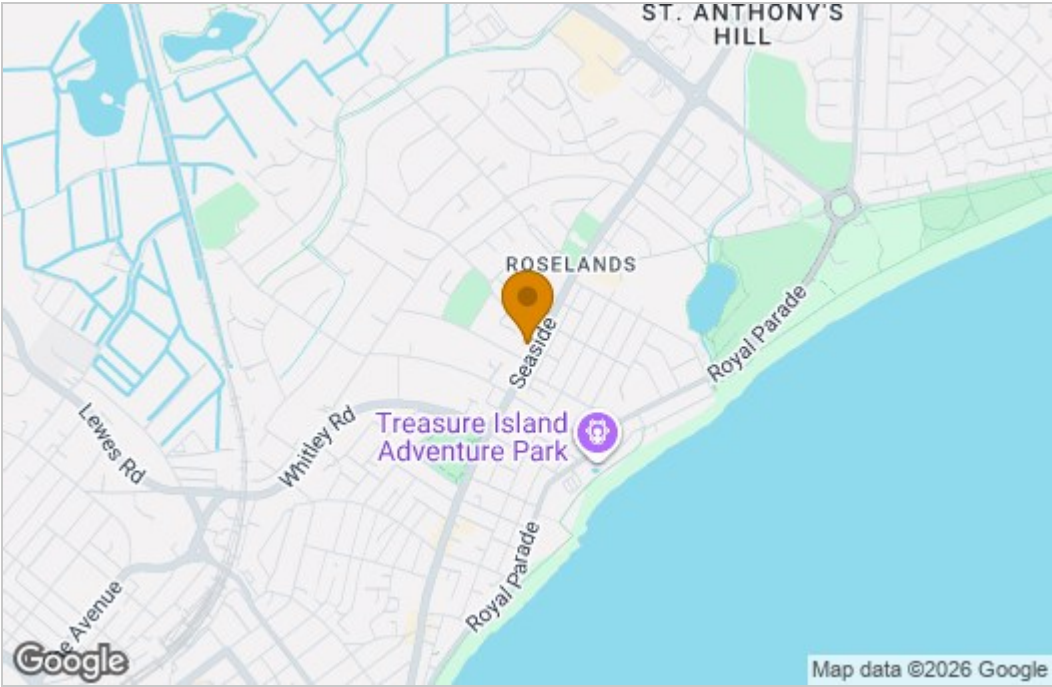
Floor Plan



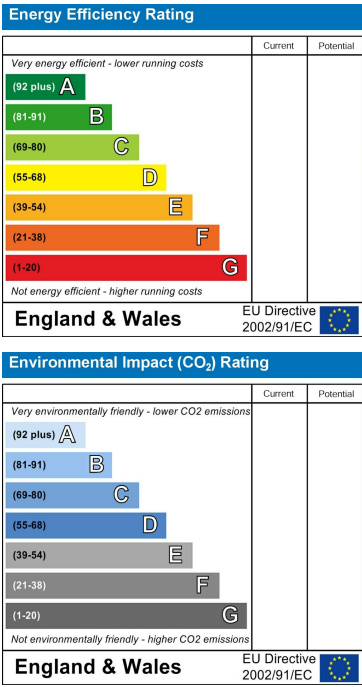
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.