TOWN RENTALS

01323 417700

1 Bedroom | 1 Reception | 1 Bathroom

# £900 PCM









## Flat 7 Helensgate, Eastbourne BN21 3XL

**AVAILABLE NOW** An extremely well presented one bedroom first floor flat. Forming part of this attractive detached residence set in lawned communal gardens in the Upperton area, the flat has residents parking facilities to the front and benefits include a security entry phone system, a spacious lounge, modern kitchen, double bedroom with an extensive range of fitted wardrobes. Eastbourne's train station and town centre are nearby. An internal inspection comes highly recommended.

# Flat 7 Helensgate, Eastbourne BN21 3XL

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## Main Features

- One Bedroom Flat
- Modern Kitchen
- Parking Facilities First Come First Serve
- Modern Bathroom
- Communal Gardens
- First Floor
- HOLDING DEPOSIT: £207
- AFFORDABILITY CRITERIA: £27,000 PER ANNUM
- COUNCIL TAX BAND: A
- EPC: C

## Entrance
Communal entrance with security entry phone system. Stairs to first floor. Private entrance door to-

## Hallway
Radiator. Entryphone system. Vinyl wood effect flooring. Built in cupboard with mirrored doors.

## Living Room
15'2 x 13'9 (4.62m x 4.19m)
Radiator. Wall lights. TV point and double glazed window.

## WC
Low level WC. Wash hand basin with mixer tap and cupboard below. Part tiled walls and radiator.

## Kitchen
9'3 x 6'3 (2.82m x 1.91m)
Fitted range of white high gloss wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Four ring gas hob with electric oven under and extractor over. Washer/dryer, fridge freezer. Wall mounted gas boiler. Part tiled walls. Inset spotlights. Double glazed window.

## Bedroom
12'7 x 11'0 (3.84m x 3.35m)
Radiator. Extensive range of fitted wardrobes. Further built in cupboard. Double glazed window and door to-

## Bathroom
White suite comprising of panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Radiator. Extractor fan. Vinyl wood effect flooring. Acrylic panelled walls.

## Outside
Lawned communal garden.

Parking - There are residents parking facilities on a first come, first served basis.

## 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**

