



# TOWN RENTALS



☎ 01323 417700



3 Bedroom



1 Reception



1 Bathroom

## £1,300 PCM



### 32 Knoll Crescent, Eastbourne BN22 9DN

**\*AVAILABLE NOW\*** Town Rentals are delighted to offer this three bedroom terrace house offering a spacious living room, separate kitchen, downstairs shower room, conservatory, gas central heating, double glazing and rear garden. This property is enviable, situated close to local amenities, bus routes, Hampden Park train station and schools.



[www.town-property.com](http://www.town-property.com)



[info@town-rentals.com](mailto:info@town-rentals.com)

Main Features

- 3 Bedroom House
- Modern Kitchen
- Downstairs Shower Room
- Rear Garden
- Gas Central Heating
- Conservatory
- AFFORDABILITY CRITERIA:  
£39,000 PER ANNUM
- TENANCY DEPOSIT: £1500
- COUNCIL TAX BAND: B
- 6 MONTH INITIAL TENANCY TERM

**Hallway**  
carpet, radiator and doors to

**Kitchen**  
12'1" x 8'10" (3.69 x 2.70)  
Vinyl floor, oven with gas hob (not maintained by the landlord), extractor over, window to rear, part tiled walls and door onto the conservatory.

**Conservatory**  
9'0" x 5'8" (2.76 x 1.73)  
With windows and door leading to the garden.

**Living Room**  
18'1" x 10'4" (5.53 x 3.17)  
Carpet, radiator, window to the front and doors onto the garden.

**Downstairs Shower Room**  
Vinyl floor, frosted window, shower cubical, sink and WC  
  
Stairs from ground floor to first floor landing with doors to

**Bedroom 1**  
18'2" x 10'7" (5.56 x 3.25)  
Carpet, radiator, window to the front.

**Bedroom 2**  
11'1" x 7'10" (3.39 x 2.41)  
Carpet, radiator, window to the front.

**Bedroom 3**  
10'8" x 6'10" (3.26 x 2.09 )  
Carpet, radiator, window to the rear.

**Outside**  
Front and rear garden  
Shed (not maintained by the landlord)

**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\*\*

