



TOWN RENTALS



☎ 01323 417700



2 Bedroom



1 Reception



1 Bathroom

£1,225 PCM



21 Knoll Crescent, Eastbourne BN22 9DN

****AVAILABLE MAY**** Town Rentals are delighted to offer this two bedroom house offering a spacious living room, separate kitchen, downstairs cloakroom, modern bathroom, gas central heating, double glazing and rear garden. This property is enviably situated close to local amenities, bus routes, Hampden Park train station and schools.

Main Features

- 2 Bedroom House
- Downstairs WC
- Driveway & Rear Garden
- Gas Central Heating
- Double Glazing
- HOLDING DEPOSIT: £282
- AFFORDABILITY CRITERIA: £36,750 PER ANNUM
- COUNCIL TAX BAND: B
- 1 MONTH INITIAL TENANCY TERM
- EPC: D

Hallway

With fitted carpet, radiator and doors to -

WC

With vinyl flooring, basin, part tiled walls and low level WC.

Living Room

17'7" x 10'4" (5.37 x 3.16)

With carpet, 2 x radiator, feature fireplace, window to the front and patio door to rear leading to garden.

Kitchen

8'2" x 7'11" (2.51 x 2.43)

With vinyl flooring, wall and base units, single drainer sink unit with mixer tap, free standing cooker (gifted), cupboard with space for washing machine, space for fridge freezer, window to the rear aspect and door leading to garden.

Stairs

From the hallway to the first floor landing with carpet and doors to -

Bathroom

With vinyl flooring, part tiled walls, low level WC, radiator, basin with mixer tap, bath with shower over and frosted window to front aspect.

Bedroom 1

17'6" x 9'3" (5.35 x 2.83)

With fitted carpet, TV point 2 x radiator and window to the front and rear aspect.

Bedroom 2

9'7" x 7'11" (2.94 x 2.42)

With fitted carpet, radiator and window to rear aspect.

Outside

A front garden with driveway and a rear garden with lawn and paved area, shed (gifted) 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****

