



# TOWN RENTALS



01323 417700



4 Bedroom

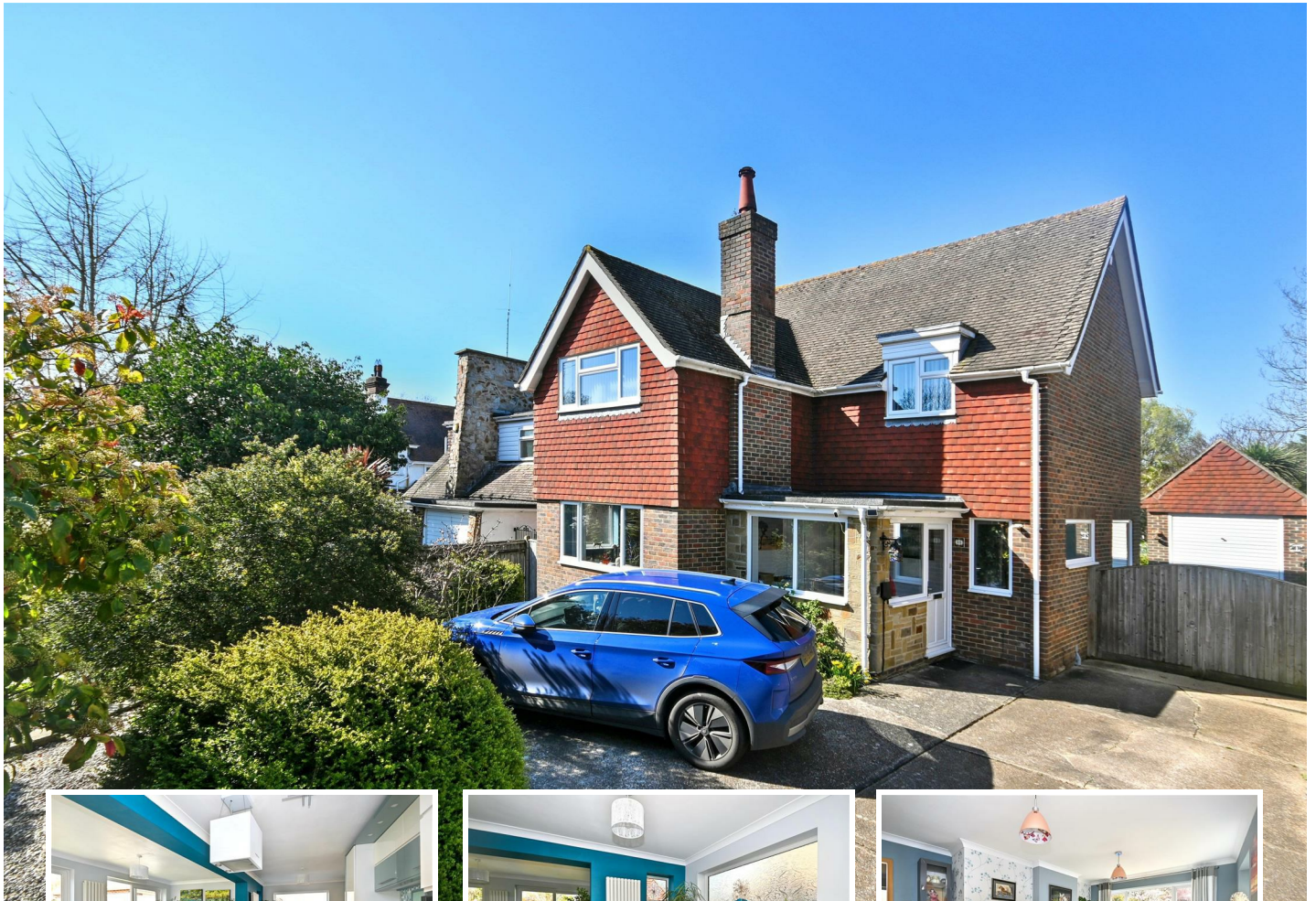


2 Reception



2 Bathroom

## £2,000 PCM



### 11 Decoy Drive, Eastbourne BN22 0AB

Town Rentals are delighted to offer this rare 4 bedroom detached house overlooking Hampden Park, offering a spectacular rear garden, spacious living room, modern kitchen with large island, open plan family room, dining area, study, cloakroom, shower room, bathroom, gas central heating, double glazing, garage and driveway for several vehicles. This property is enviably situated opposite Hampden Park, close to bus routes, Hampden Park train station, local amenities while Eastbourne town centre and seafront are a short drive away.

Main Features

- 4 Bedroom Detached House
- Modern Kitchen & Separate Utility Room
- Living Room, Dining Area, Family Room & Study
- Cloakroom, Shower Room & Bathroom
- Gas Central Heating & Double Glazing
- Rear Garden, Garage & Driveway
- HOLDING DEPOSIT: £461
- AFFORDABILITY CRITERIA: £60,000 PER ANNUM
- COUNCIL TAX BAND: F
- EPC: D

**Porch**  
7'3" x 7'1" (2.21 x 2.16)  
With laminate wood flooring, fitted cupboards, window to front and side aspect and inner door to -

**Study**  
10'9" x 9'1" (3.30 x 2.79)  
With engineered oak flooring, radiator, windows to front and side aspect and open to -

**Kitchen/Dining Room**  
19'7" x 8'7" (5.99 x 2.62)  
With engineered oak flooring, a range of wall and base units with large central island, inset single drainer sink unit with mixer tap, four ring gas hob with cooker hood above, eye level electric oven, integrated dishwasher, American style fridge/freezer (gifted), radiator, space for dining table, window to side and rear aspect open to -

**Family Room**  
14'4" x 8'3" (4.39 x 2.54)  
With oak engineered wood flooring, column radiator window to side aspect and 2 x sliding doors to garden.

**Utility Room**  
7'8" x 4'9" (2.36 x 1.47)  
With laminate wood flooring, a range of wall and base units, single drainer sink unit with mixer tap, washing machine (gifted), frosted window to side aspect and door to -

**Cloakroom**  
With tiled flooring, part tiled walls, low level WC, basin with mixer tap, heated towel rail and frosted window to side aspect.

**Stairs**  
From study to first floor landing with fitted carpet, radiator glass balustrade, frosted window to side aspect and doors to -

**Bedroom 2**  
14'0" x 11'1" ( 4.27 x 3.38)  
With laminate wood flooring, radiator, built in wardrobe and window to front aspect.

**Bedroom 3**  
13'6" x 8'9" (4.14 x 2.69 )  
With laminate flooring, radiator, fitted wardrobe, 2x windows to rear aspect.

**Bedroom 4**  
9'3" x 7'6" (2.82 x 2.31)  
With fitted carpet, radiator, built-in cupboard and window to front aspect.

**Shower Room**  
With tile effect flooring, tiled walls, walk in shower cubicle, low level WC, basin set in vanity unit with mixer tap, heated towel rail, ceiling spotlights and frosted window to rear aspect.

**Stairs**  
From first floor landing to second floor with fitted carpet onto laminate flooring, glass balustrade and doors to -

**Bedroom 1**  
14'9" x 8'11" (4.50 x 2.72)  
With laminate flooring, built in wardrobes and window to rear aspect.

**Bathroom**  
With laminate flooring, part tiled walls, low level WC, basin set in vanity unit with mixer tap, bath with mixer tap, and shower over, extractor fan, heated towel rail and frosted window to rear aspect.

**Outside**  
The rear garden is mainly laid to lawn with areas of patio. The garden features many mature plants, trees and shrubs and a pond. The garden has fenced boundaries with access to the garage and gated side access.

**Garage**  
19'3" x 9'10" (5.89 x 3.02 )  
An up and over garage door, light and power, window to rear aspect and side door from garden.

**Parking**  
A driveway to the front of the property provides off road parking for several vehicles with an EV charger.

**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\*\*

