



# TOWN RENTALS



01323 417700



2 Bedroom



1 Reception



1 Bathroom

## £1,200 PCM



### 7d Old Orchard Road, East Sussex BN21 1DB

**\*\*AVAILABLE NOVEMBER\*\*** Town Rentals are delighted to offer this spacious 2 bedroom top floor flat, offering a large living room, modern kitchen, two double bedrooms, cloakroom, separate shower room, loft storage, gas central heating and double glazing. This property is enviably situated within Eastbourne's town centre, close to local amenities, The Beacon shopping centre, bus routes and train station.

Main Features

- 2 Bedroom Flat
- Top Floor
- Shower Room
- Modern Kitchen
- Gas Central Heating & Double Glazing
- COUNCIL TAX BAND: B
- HOLDING DEPOSIT: £1384
- TENANCY DEPOSIT: £276
- 12 MONTH INITIAL TENANCY TERM
- EPC: D

Hallway

With fitted carpet, radiator, ceiling spotlights and doors to -

Living Room

15'6"x 14'4" (4.73x 4.37)  
With fitted carpet, 2 x radiator, telephone point, feature fireplace, eaves storage and 2 x window to front aspect.

Kitchen

7'9" x 7'3" (2.38 x 2.22)  
With laminate flooring, a range of wall and base units, single drainer sink unit with mixer tap, gas hob, electric oven, concealed cooker hood, part tiled walls, boiler, integrated fridge/freezer, integrated dishwasher, washing machine, radiator and window to front aspect.

Bedroom 1

16'7" x 10'4" (5.07 x 3.15)  
With fitted carpet, 2 x radiator, feature fireplace, TV point, window to side aspect and large storage area with window to rear aspect.

Cloakroom

With vinyl flooring, part tiled walls, low level WC, basin with mixer tap set in vanity unit, extractor fan and radiator.

Shower Room

With vinyl flooring, tiled walls, large shower cubicle with wall mounted shower, basin with mixer tap set in vanity unit, extractor fan, chrome heated towel rail and ceiling spotlights.

Bedroom 2

12'1" x 12'11" (3.70 x 3.96)  
With fitted carpet, radiator, feature fireplace and 2 x window to rear aspect.

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\*\***

