



TOWN RENTALS



☎ 01323 417700



1 Bedroom

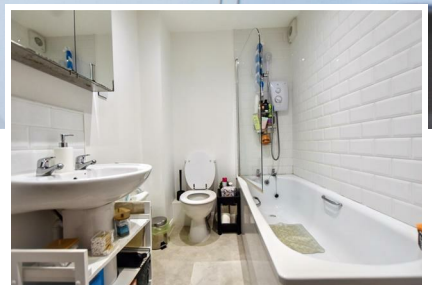


1 Reception



1 Bathroom

£850 PCM



21-23 Langney Road, Eastbourne BN21 3QA

****AVAILABLE OCTOBER**** Town Rentals are delighted to offer this conversion in the heart of Eastbourne's town centre which has been completed to a very high standard. This immaculately presented double bedroom, first floor flat offers a spacious living room, open plan kitchen with appliances, modern bathroom, and double glazing. This property is enviably located within walking distance to local amenities, Eastbourne's The Beacon shopping centre, seafront and train station.

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Main Features

- Town Centre
- 1 Bedroom
- Modern Open Plan Kitchen
- Modern Bathroom
- Spacious Lounge
- HOLDING DEPOSIT £196
- AFFORDABILITY CRITERIA:
£25,500 PER ANNUM
- COUNCIL TAX BAND: A
- ASSURED PERIODIC TENANCY
- EPC: D

Hallway

With fitted carpet, entry phone system and doors to;

Living Room

15' 69 x 14' 55 inclusive of kitchen (4.57m x 21.03m x 4.27m x 16.76m inclusive of kitchen)

With fitted carpet, electric heater, TV and telephone connection points, airing cupboard, 2 x windows to rear aspect, on to;

Open Plan Kitchen

With vinyl flooring, part tiled walls, a range of fitted white gloss wall and base units, worktop with inset single drainer sink unit with mixer tap, electric oven and hob with extractor fan above, washing machine and freestanding fridge/freezer.

Bedroom 1

13' 47 x 9' 8 (3.96m x 14.33m x 2.74m x 2.44m)

With fitted carpet, electric heater, TV point and 3 x windows to rear aspect.

Modern Bathroom

With a white suite comprising panelled bath with electric shower and shower screen, low level WC, pedestal wash hand basin, mirrored cabinet with touch light switch for lighting above, heated towel rail, vinyl flooring, part tiled walls and ceiling spotlights.

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****

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	