



# BROOK GAMBLE



**Flat 183 Victoria Drive, Eastbourne, BN20 8QJ**

**£950 Per Calendar Month**

**EMAIL ENQUIRIES ONLY** - Brook Gamble are delighted to be offering a two bedroom first and second floor maisonette located in the heart of Old Town at the bottom of Eldon Road, and close to local popular schools. With its own private entrance, the spacious accommodation across two floors would suit a host of tenants! Modern tasteful decor throughout, and available immediately! modern electric heating, double glazing, close to local shops. Any proposed tenants must generate an income of £30,000 per annum in order to pass the referencing process.

## Accommodation comprising

Own private entrance door

### Kitchen

Fitted in a range of wall and floor cupboards and base units, with a single bowl, sink unit and mixer tap, inset electric hob with extra extractor above and electric oven beneath, space and plumbing for a washing machine, space for an upright fridge freezer, larder cupboard, wall mounted electric heater, double glaze window to rear aspect.

### Lounge

Feature fire surround, wall mounted modern electric heater, two double glaze windows to the front aspect.

### Hallway

Wall mounted electric heater, under stairs storage area, stairs rising to top floor landing.

### Bathroom

Comprising white suite, bath with mixer tap and shower attachment, low-level WC, heated towel ladder, double window to rear aspect.

### Separate cloakroom

Low-level WC double window to side aspect

### Bedroom one

Two built-in wardrobe areas, wall mounted electric heater television aerial points, double glaze window.

### Bedroom two

Wall mounted electric heater built-in wardrobe with hanging rail, double glaze window with delightful view towards the south downs to a Westerley aspect.

### Security Deposit

One weeks holding deposit £230.76

Five weeks holding deposit £1153.84

Any tenants interested in proceeding through the referencing process must generate an income of £30,000 per annum in order to pass.

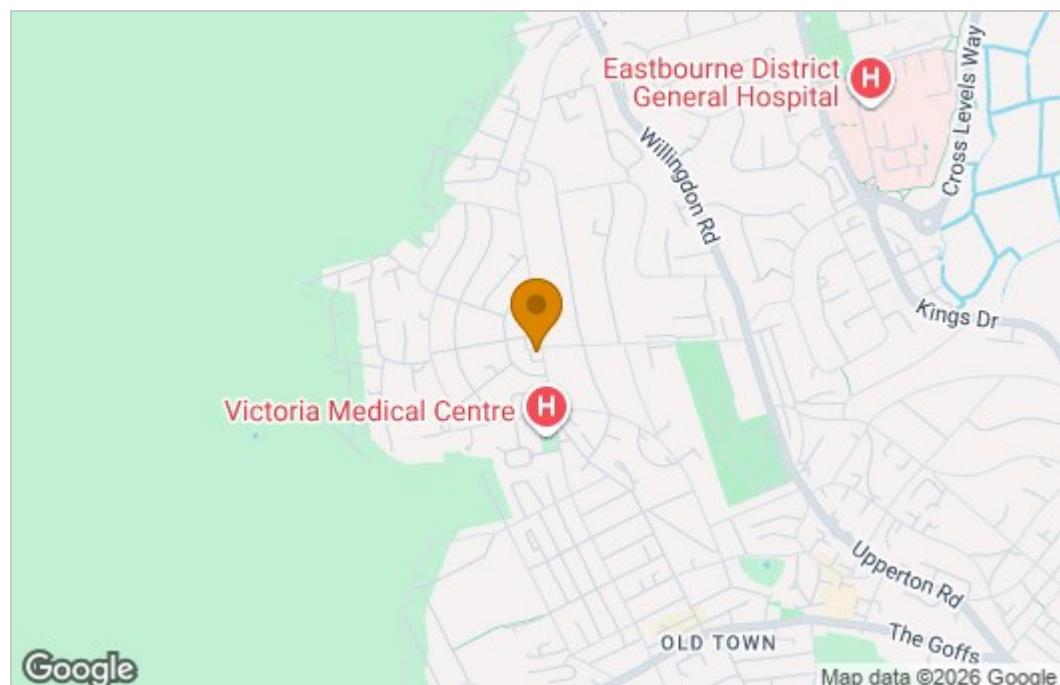
### Council Tax Band

A = Eastbourne Borough Council

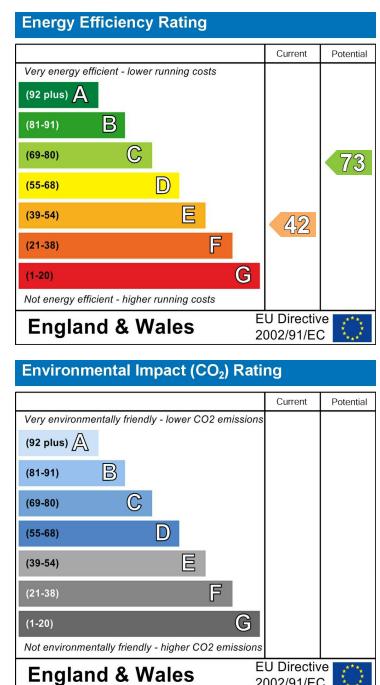


## Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.