



# BROOK GAMBLE



**3 Annington Road, Eastbourne, BN22 8NG**

**£1,695 Per Calendar Month**

\* EMAIL ENQUIRIES ONLY \* An absolutely stunning and spacious recently refurbished throughout, three bedroom house located in the highly popular Annington Road, Roselands area of Eastbourne. Having undergone extensive works with a new kitchen, new bathroom, new flooring, new boiler, new radiators, new glazing, new lighting and sockets, and re plastered and freshly painted throughout, with stunning new doors to finish. The property is available immediately, and has a delightful low maintenance rear garden with artificial lawn and block paving. The landlord is looking for a long term let to the right tenants. And in order for the tenants to successfully pass the referencing process they must earn in excess of £50,850 Per annum. Available now!

## **Accommodation Comprising**

Double glazed front door

Hallway

Radiator, recessed spotlighting, stairs rising to 1st floor landing, under stair storage cupboard.

Lounge 13'11 x 11'7

Recessed spotlighting, double glazed bay window to front aspect, radiator. Square arch leading through to dining room.

Dining room 11'1 x 9'5

Radiator, recessed spotlighting, double glaze window to rear aspect.

Kitchen 12'8 x 9'9

Fitted in a range of wall and floor cupboards and base units, with a complementary work surface, 1 1/2 bowl stainless steel sink unit and mixer tap, fitted backsplash, two separate electric ovens, with extra electric induction hob, space for upright fridge freezer, space for undercounter appliance, space for further under counter appliance, double glaze window to side aspect, extractor fan, double glazed door leading to rear garden, door leading through to utility area. Laminate wood flooring.

Utility area

With space and plumbing for washing machine, wall mounted gas central heating boiler. Double glaze window to rear aspect. Laminate wood flooring.

Ground floor cloakroom

Low-level WC, wash hand basin, vanity unit with splashback and mixer tap, double glazed window to side double glazed window to rear. Laminate wood flooring.

First floor landing

Hatch to loft with pulldown ladder.

Master bedroom 15'2 x 11'2

Radiator, two double glazed windows to front aspect.

Bedroom two 11'3 x 9'9

Radiator, double glaze window to rear aspect.

Bedroom three 9'11 x 9'0

Radiator, double glaze window to rear aspect.

Shower room

Walk shower cubicle with wall mounted shower, shower attachment and riser rail with rainfall showerhead. Fitted splash panels. Wash handbasin vanity unit with mixer tap., low-level WC. Heated towel ladder., double glazed window to side aspect.

Rear garden

Block paved patio area, leading onto delightful artificial lawn, newly installed fencing with gate to the rear.

Council tax band B

## **Security Deposits**

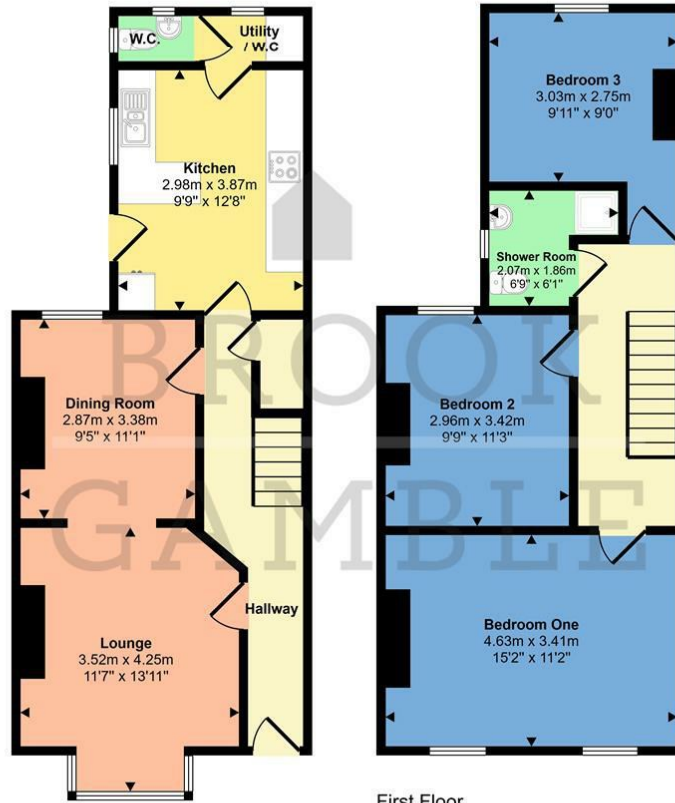
Holding Fee = £391.15

Security Deposit = £1955.76

The landlord is looking for a long term let to the right tenants. And in order for the tenants to successfully pass the referencing process they must earn in excess of £50,850 Per annum

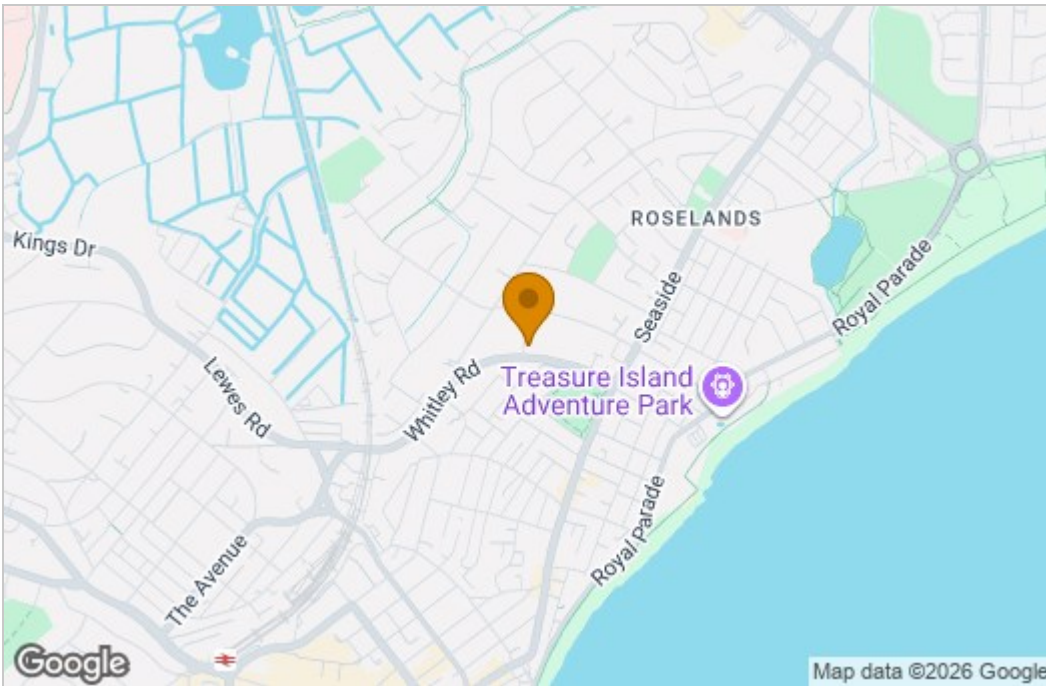
# Floor Plan

Approx Gross Internal Area  
95 sq m / 1020 sq ft

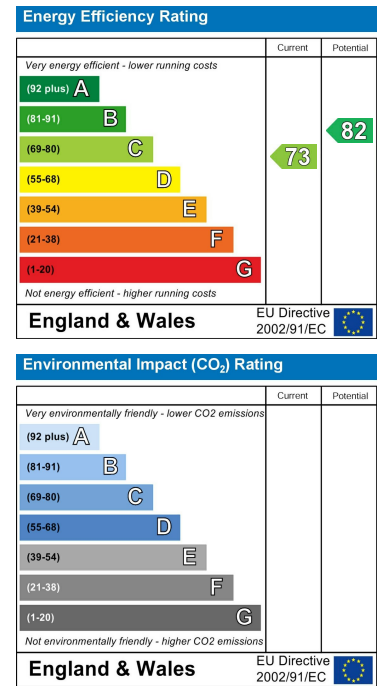


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# 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.