



## TOWN RENTALS



2 Bedroom



1 Reception



1 Bathroom

**£1,100 PCM**



### 42a Ocklynge Road, Eastbourne BN21 1PP

**\*\*AVAILABLE FEBRUARY\*\*** Town Rentals are delighted to offer this beautifully presented cottage offering a modern kitchen, open plan living room, two double bedrooms with built-in wardrobes, utility area, gas central heating and double glazing. This property is enviably situated in the sought after Motcombe area of Eastbourne, within walking distance of local amenities, Gildredge Park, Waitrose, bus routes, Eastbourne's town centre and train station.

**Main Features**

- 2 Bedroom Detached Cottage
- Modern Kitchen
- Open Plan Living Room
- Bathroom & Separate Utility Room
- Gas Central Heating & Double Glazing
- HOLDING DEPOSIT: £253
- AFFORDABILITY CRITERIA: £33,000 PER ANNUM
- COUNCIL TAX BAND: A
- 12 MONTH INITIAL TENANCY TERM
- EPC: D

**Open Plan Living Room**

9'9" x 14'1" (2.98 x 4.31 )

With laminate flooring, window to front aspect, radiator, door to under stairs cupboard and open plan to -

**Kitchen**

9'4" x 13'3" (2.86 x 4.04 )

A range of wall and base units, one and a half bowl single drainer sink unit with mixer tap, part tiled walls, tiled flooring, four ring gas, cooker hood, eye level double oven, radiator, window to the side and door to -

**Utility Area**

With laminate flooring, space and plumbing for washing machine, boiler and door to -

**Bathroom**

With tiled flooring, tiled walls, low level WC, radiator, basin, bath with mixer tap and shower attachment and ceiling sky light.

**Stairs**

Leading from kitchen area to first floor landing with loft access (not inspected), airing cupboard with radiator, window to side aspect and doors to -

**Bedroom 1**

9'10" x 11'4" (3.01 x 3.46)

With laminate flooring, radiator, built-in wardrobe and window to front aspect.

**Bedroom 2**

10'0" x 8'4" (3.06 x 2.55)

With laminate flooring, radiator, built-in wardrobe and 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\*\*

