



# TOWN RENTALS



01323 417700



2 Bedroom



1 Reception



2 Bathroom

## £1,325 PCM



## 28 Upperton Road, Eastbourne BN21 1JG

Town Rentals are delighted to offer this newly renovated two double bedroom second floor flat offering a passenger lift, bay fronted living room, separate kitchen, en-suite shower room, main bathroom, double glazing, gas central heating, communal gardens and an allocated parking space. The property is enviably situated within walking distance of bus routes, local amenities, Eastbourne's town centre and train station.

**Main Features**

- 2 Bedroom Second Floor Flat
- Passenger Lift
- Bay Fronted Living Room & Separate Kitchen
- Bathroom & En-suite Shower Room
- Gas Central Heating & Double Glazing
- HOLDING DEPOSIT: £305
- AFFORDABILITY CRITERIA: £39,750 PER ANNUM
- COUNCIL TAX BAND: D
- ASSURED PERIODIC TENANCY
- EPC: C

**Hallway**

With fitted carpet, entry phone system, telephone point, radiator, double storage cupboard with radiator and doors to -

**Living Room**

With fitted carpet, 2 x radiator, TV and telephone point, bay window to front aspect with views of The South Down, window to side aspect and door to -

**Kitchen**

With tiled flooring, part tiled walls, a range of wall and base units, one and a half bowl single drainer sink unit with mixer tap, gas hob, eye level oven, integrated microwave, integrated washing machine, integrated fridge/freezer, freestanding slimline dishwasher (gifted?), boiler and window to front aspect with South Downs views.

**Bedroom 1**

With fitted carpet, TV and telephone points, mirrored wardrobe, radiator, bay window to side aspect and door to -

**En-suite Shower Room**

With wood effect vinyl flooring, basin with mixer tap, low level WC, shower cubicle with wall mounted shower, radiator, shaver point, extractor fan and ceiling spotlights.

**Bedroom 2**

With fitted carpet, TV and telephone points, radiator and window to side aspect.

**Bathroom**

With wood effect vinyl flooring, low level WC, basin with mixer tap, bath with wall mounted shower, part tiled walls, radiator, shaver point, ceiling spotlights and extractor fan

**Outside**

The property benefits from an allocated parking space and communal gardens to the rear of the building.

**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\*\***

