



# TOWN RENTALS



☎ 01323 417700



3 Bedroom



1 Reception



1 Bathroom

## £1,300 PCM



### 1 Court Road, Eastbourne BN22 9EZ

**\*\*AVAILABLE OCTOBER\*\*** Town Rentals are delighted to offer this three bedroom terrace house offering a spacious living room, separate kitchen, downstairs cloakroom, modern bathroom, gas central heating, double glazing and rear garden. This property is enviable situated close to local amenities, bus routes, Hampden Park train station and schools.



[www.town-property.com](http://www.town-property.com)



[info@town-rentals.com](mailto:info@town-rentals.com)

Main Features

- 3 Bedroom House
- Downstairs WC
- Driveway & Rear Garden
- Gas Central Heating
- Spacious Living Room
- Double Glazing
- HOLDING DEPOSIT: £300
- AFFORDABILITY CRITERIA: 39,000 PER ANNUM
- COUNCIL TAX BAND: B
- EPC: D

Hallway  
Carpet, radiator and doors to

Downstairs WC  
Vinyl floor, sink and WC.

Living Room  
15'9 x 10'6 (4.80m x 3.20m)  
Carpet, radiator, window to the front and doors onto the garden.

Kitchen  
9'8 x 8'5 (2.95m x 2.57m)  
Vinyl floor, oven, gas hob with extractor over, part tiled walls, range of wall and floor mounted units, sink, space for fridge and door to the side.

Stairs from ground floor to first floor landing with doors to

Bedroom 1  
10'8 x 9'1 (3.25m x 2.77m)  
Carpet, radiator and window.

Bedroom 2  
9'11 x 7' (3.02m x 2.13m)  
Carpet, radiator and window.

Bedroom 3  
10' x 6'8 (3.05m x 2.03m)  
Carpet, radiator and window.

Bathroom  
Vinyl floor, bath part tiled walls, WC, window to the side, heated towel rail and sink.

Outside  
Driveway to the front.  
Rear garden.

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\*\*

