BROOK GAMBLE









15 Clifford Avenue

, Eastbourne, BN21 1XL

* EMAIL ENQUIRIES ONLY * VIA THE PORTAL YOU ARE VIEWING THIS ON * Brook Gamble are delighted to offer TO LET this substantial three bedroom semi-detached house occupying a CORNER PLOT in the SOUGHT AFTER OLD TOWN area of Eastbourne. Having been recently refurbished the property boasts a 24' LOUNGE/DINING ROOM, STUDY, 19' KITCHEN and CLOAKROOM to the ground floor. There are gardens to three sides, PARKING FOR SEVERAL CARS and a DOUBLE GARAGE measuring 16'9" x 15'6". IDEALLY LOCATED FOR POPULAR LOCAL SCHOOLS, and being available immediately - viewing is considered essential. Any proposed tenants must generate an income in excess of £57,000 in order to successfully pass the referencing process.

£1,900 Per Month

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, Eastbourne, BN21 1XL

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- EMAIL ENQUIRIES ONLY
- 24' Lounge/Dining Room
- Double Garage
- Favoured Old Town Location
- Recently Refurbished
- Large Spacious 19' Kitchen
- Close to Excellent Local Schools
- Available Immediately
- Copious Off Road Parking
- Study

ALL ENQUIRIES VIA EMAIL ONLY !!

Accommodation Comprising

Entrance Hall

Lounge/Dining Room
24'1" x 11'4" reducing to 8'10" (7.34m x 3.45m reducing to 2.69m)

Study
9'9" x 8'6" (2.97m x 2.59m)

Kitchen
19'3" x 8'9" (5.87m x 2.67m)

Cloakroom

First Floor Landing

Bedroom 1
14'11" into recess reducing to 12'9" x 11'4" exclu (4.55m into recess reducing to 3.89m x 3.45m exclud)

Bedroom 2
12'10" x 11'2" (3.91m x 3.40m)

Bedroom 3
9'1" x 8'7" excluding recess (2.77m x 2.62m excluding recess)

Bathroom

Outside

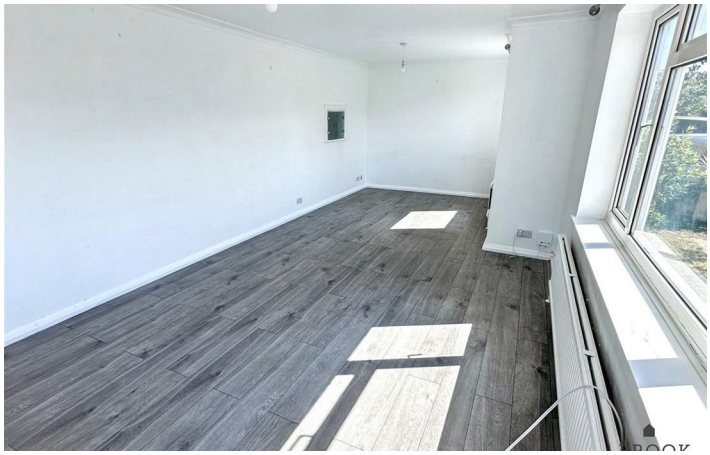
Double Garage
16'9" x 15'6" (5.11m x 4.72m)

Council Tax Band

Security Deposits



Directions







Floor Plan

Approx Gross Internal Area
122 sq m / 1312 sq ft



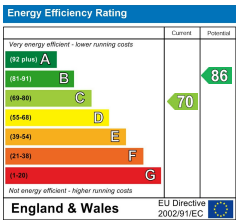
First Floor
Approx 59 sq m / 636 sq ft

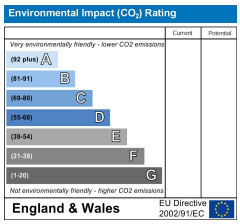
Ground Floor
Approx 63 sq m / 676 sq ft

Denotes head height below 1.5m

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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.





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