



TOWN RENTALS



☎ 01323 417700



3 Bedroom



2 Reception



1 Bathroom

£1,500 PCM



17 Monceux Road, Eastbourne BN21 1RD

Town Rentals are delighted to offer this 3 bedroom terrace house offering 2 reception rooms, modern kitchen, shower room, gas central heating, double glazing and mature rear garden. This property is enviably situated close to local amenities, bus routes, schools whilst being a short drive from Eastbourne's town centre and train station.

Main Features

- 3 Bedroom Terrace House
- 2 Reception Rooms
- Modern Kitchen
- Gas Central Heating & Double Glazing
- Shower Room
- Rear Garden
- HOLDING DEPOSIT: £346
- AFFORDABILITY CRITERIA: £45,000 PER ANNUM
- COUNCIL TAX BAND: C
- EPC: C

Vestibule

With tiled flooring and door to -

Hallway

With laminate flooring, radiator, telephone point and doors to -

Living Room

13'7" x 12'7" (4.15 x 3.86)
With laminate flooring, radiator, feature fireplace, TV and telephone point (lightning fibre) and bay window to front aspect.

Dining Room

11'5" x 10'7" (3.50 x 3.23)
With laminate flooring, radiator and window to rear aspect.

Kitchen

12'7" x 10'0" (3.86 x 3.06)
With laminate flooring, a range of wall and base units, one and a half bowl single drainer sink unit with mixer tap, larger cooker with 5 ring gas hob, cooker hood, dishwasher (gifted), washing machine (gifted), space for fridge/freezer, panel heater, ceiling spotlights and door to garden.

Stairs

From the hallway leading to the first floor landing with fitted carpet and laminate, loft access (not inspected) and doors to -

Bedroom 1

16'6" x 11'9" (5.04 x 3.60)
With laminate flooring, radiator, 2 x freestanding mirrored wardrobes (gifted) and 2 X windows to front aspect.

Bedroom 2

11'6" x 10'9" (3.52 x 3.29)
With laminate flooring, radiator and window to rear aspect.

Bedroom 3

10'1" x 9'7" (3.09 x 2.94)
With laminate flooring, radiator, airing cupboard and window to rear aspect.

Shower Room

With vinyl flooring, part tiled walls, low level WC, basin, shower cubicle, heated towel rail and frosted window to side aspect.

Garden

With a paved patio area, outside tap, leading to lawn with mature boarders, leading to further patio to the end of the 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****

