



# BROOK GAMBLE



**93 Sydney Road, Eastbourne, BN22 8BJ**

**£1,295 Per Calendar Month**

EMAIL ENQUIRIES ONLY - Brook Gamble are delighted to be offering "to let" an extremely impressive, newly refurbished throughout, two bedroom mid terraced house in the highly sought after Seaside area of Eastbourne. Having undergone extensive improvement with new kitchen with built in appliances to include Fitted fridge/freezer, elect hob and oven, slimline dishwasher, washing machine and tumble dryer, new bathroom to include bath and separate shower cubicle, new double glazing, new flooring, delightful patio courtyard to a westerly aspect, new modern electric heaters, and available immediately! This stunning property will suit a host of tenants so do not delay in getting in touch with us to arrange a viewing appointment. Any proposed tenants must generate an income in excess of £38,850 in order to be able to pass the referencing process.

## **Accommodation Comprising**

Double glazed main front door

Hallway

Laminate wood flooring, stairs rising to 1st floor landing.

Lounge

Wall mounted electric heater, laminate wood flooring, double glazed window to front aspect.

Kitchen

Fitted in a range of wall and floor cupboards and base units, single bowl, sink unit and mixer tap, complementary worksurface, inset four ring electric hob, with extractor hood above and electric oven beneath, fitted fridge freezer, fitted slimline fitted dishwasher. Double glazed window to rear aspect. square archway through to dining room

Under stairs storage cupboard

Housing wall mounted consumer unit and under stairs light.

Dining room

Wall mounted electric heater, cupboard housing hop water cylinder with shelving above, double glazed window to side double glazed window to rear. Double glazed door leading onto courtyard garden.

Courtyard garden

With part wall and fenced borders, gate to rear service entrance, laid to patio to a Westerly aspect.

First floor landing

Hatch to loft, utility cupboard housing fitted washing machine, and fitted tumble dryer.

Main bedroom

Wall mounted electric heater, two double glazed windows to front aspect. Laminate wood flooring.

Bedroom two

Laminate wood floor flooring, wall mounted electric heater, double glazed window to rear aspect overlooking rear courtyard garden.

Bathroom

Comprising white suite, bath with mixer taps, wash hand basin vanity unit, low-level WC, walk-in shower cubicle with wall mounted shower tiled walls, extractor fan unit, heated towel ladder, double glazed window to side, double glazed window to rear, fit fitted mirror doored cabinet.

Council tax band

Band B - Eastbourne Borough Council

## **Security Deposits**

Holding Deposit = £298.84

Security Deposit £1494.23

Any proposed tenants must generate an income in excess of £40,500 in order to be able to pass the referencing process.

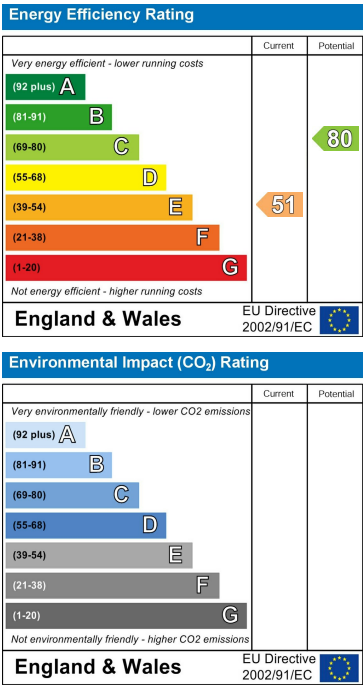


Floor Plan

Area Map



Energy Efficiency Graph



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