



# TOWN RENTALS



☎ 01323 417700



2 Bedroom



1 Reception



1 Bathroom

## £1,250 PCM



## 83 Churchdale Road, Eastbourne BN22 8RX

**\*\*AVAILABLE NOW\*\*** Town Rentals are delighted to offer to the market this beautifully presented, two bedroom, semi-detached house offering spacious family accommodation. The property benefits from a modern open plan kitchen living room, conservatory, modern bathroom, gas central heating, double glazing and rear garden. The property is enviably situated close to local amenities, schools, bus routes and seafront.

### Main Features

- 2 Bedroom Semi Detached House
- Rear Garden & Driveway
- Living Room & Conservatory
- Modern Bathroom
- Gas Central Heating
- HOLDING DEPOSIT: £288
- AFFORDABILITY CRITERIA: £37,500 PER ANNUM
- COUNCIL TAX BAND: C
- 6 MONTH INITIAL TENANCY TERM
- EPC: D

### Hallway

Carpet, under stairs cupboard and doors to.

### Kitchen

15'8 x 8'0 (4.78m x 2.44m)

With tiled floor, part tiled walls, sink, window to the front, window and door to the side. Oven and gas hob with extractor over, space and plumbing for two under counter units e.g. washing machine or dishwasher next to the sink. By the side door space and plumbing for large fridge freezer, radiator and open to

### Living Room

14'1 x 12'2 (4.29m x 3.71m)

Radiator, fitted carpet, TV points doors onto.

### Conservatory

12'10 x 9'8 (3.91m x 2.95m)

Vinyl floor, window and door onto garden.

### Stairs

From ground floor lead to first floor landlord, with doors too-

### Bedroom 1

12'4 x 12 (3.76m x 3.66m)

Carpet, 2 x windows to the rear, radiator, sink with vanity unit under and illuminated mirror above. Vast range of fitted wardrobes incorporating hanging space and drawers.

### Bathroom

Vinyl floor, bath with shower over, window to the side, sink with vanity unit below and lighted mirrored cabinet above and heated towel rail.

### Bedroom 2

11'3 x 10'5 (3.43m x 3.18m)

Carpet, radiator, window to the front, fitted cupboard, further fitted cupboards and sink with vanity unit under.

### Outside

Rear garden with side gate and large shed (13 x10).

Driveway to the front of the property.

### 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\*\*

