



TOWN RENTALS



01323 417700



4 Bedroom



2 Reception



3 Bathroom

£2,000 PCM



4 Genovesa Way, Eastbourne BN23 5BS

Town Rentals are delighted to offer this extremely well presented 4 double bedroom family home, offering an open plan kitchen/living/dining room, additional reception room, study, an en-suite shower room, walk-in wardrobe and sun terrace from the main bedroom, sun terrace and en-suite shower room from the 2nd bedroom, cloakroom on the ground floor, gas central heating, double glazing, rear garden, garage and driveway for two vehicles. This property is enviably situated in the North Harbour close to local amenities, Sovereign Harbour Retail Park, The Waterfront, bus routes and a short distance to Eastbourne seafront.



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Main Features

- 4 Bedroom Detached House
- Open Plan
Kitchen/Living/Dining Room & Separate Living Room
- 2 Sun Balconies, Rear Garden, Driveway & Garage
- 2 En-Suite Shower Rooms, Main Shower Room & Cloakroom
- Underfloor Heating, Gas Central Heating & Double Glazing
- HOLDING DEPOSIT: £461
- AFFORDABILITY CRITERIA: £60,000 PER ANNUM
- COUNCIL TAX BAND: f
- ASSURED PERIODIC TENANCY
- EPC: B

Hallway
With engineered hardwood flooring, ceiling spotlights, under stairs cupboard and doors to -

Cloakroom
With tiled flooring, part tiled walls, low level WC, basin with mixer tap and extractor fan.

'L' Shaped Living/Dining Room
25'5" x 17'7" (7.77 x 5.38)
Engineered wooden flooring, underfloor heating, ceiling spotlights, TV point, window to rear aspect, patio doors to garden and open to-

Kitchen
14'7" x 8'7" (4.45 x 2.64)
With underfloor heating, a range of wall and base units, single drainer sink unit with mixer tap, gas hob, cooker hood, eye level double oven, integrated washing machine, integrated dishwasher, integrated fridge/freezer, ceiling spotlights and window to front aspect.

Stairs
From hallway to first floor landing with airing cupboard housing hot water cylinder and doors to -

Living Room
15'7" x 12'2" (4.75 x 3.73)
With wooden flooring, radiator. ceiling spotlights, TV point, 2 x windows to front aspect with far reaching views over open fields and door to sun terrace.

Bedroom 2
13'10" x 8'11" (4.24 x 2.74)
With wooden flooring, radiator, fitted wardrobes with mirrored doors, windows to front and rear aspect, door to sun terrace and door to-

En-suite Shower Room
With vinyl flooring, part tiled walls, shower cubicle, low level WC, basin with mixer tap, heated towel rail and extractor fan.

Sun Terrace
9'10" x 8'11" (3.02 x 2.74)
Laid to patio with stainless steel and glass balustrades and wonderful views over open fields.

Bedroom 4
11'8" x 8'9" (3.58 x 2.69)
With wooden flooring, radiator, built in double wardrobe and window to front aspect.

Shower Room
With vinyl flooring, part tiled walls, walk in shower cubicle, low level WC, basin with mixer tap, heated towel rail and frosted window to side aspect.

Study
6'7" x 6'3" (2.01 x 1.91)
With wooden flooring. radiator and window to front aspect.

Stairs
From first floor landing to second floor with wooden flooring, radiator and doors to -

Bedroom 1
15'3" x 12'11" (4.67 x 3.94)
With wooden flooring, 2 x radiators, window to rear aspect and door to sun balcony with far reaching views over open field, separate dressing area with fitted wardrobes and door to -

En-suite Shower Room
With vinyl flooring, part tiled walls, walk-in shower cubicle, low level WC, basing with mixer tap, heated towel rail, extractor fan and frosted window to side aspect.

Sun Terrace
19'3" x 8'11" (5.87 x 2.72)
Laid to patio with stainless steel and glass balustrades and wonderful views over open fields.

Bedroom 3
15'3" x 8'7" (4.67 x 2.62)
With wooden flooring, freestanding wardrobe (gifted), over stair storage cupboard, radiator and window to front aspect.

