



**46b Ashington Road,
Eastbourne, East Sussex BN22 9DY
£875 Per Month**

Rush Witt & Wilson are delighted to offer this recently decorated one bedroom first floor maisonette with its own PRIVATE ENTRANCE AND REAR GARDEN. The property is set within the Hampden Park area of Eastbourne within walking distance of local schools, amenities and a mainline train station. EPC rating: E. Council Tax Band; A

Accommodation comprises: Entrance hallway with storage and stairs internally which lead up to a large light and airy lounge, wooden flooring and feature fireplace. The inner hallway leads through to a separate modern fitted kitchen with double aspect windows, an integrated cooker and space for a fridge/freezer and washing machine. There is a large double bedroom with a wall of integrated wardrobes and fitted carpet, modern fitted bathroom with large double walk in shower. Terms: £875.00 deposit. 1st months rent in advance. In order to proceed with an application a holding deposit equivalent to one weeks rent will be required to hold the property whilst references are being obtained. This will be taken off of your first months rent on move in upon successful completion of the referencing process. Please contact a member of staff for further details. For more information or to book a viewing, please call (01424) 225588. We are members of The Property Redress Scheme and CMP (client money protect scheme CMP002697)



Entrance Hallway

Lounge

Kitchen

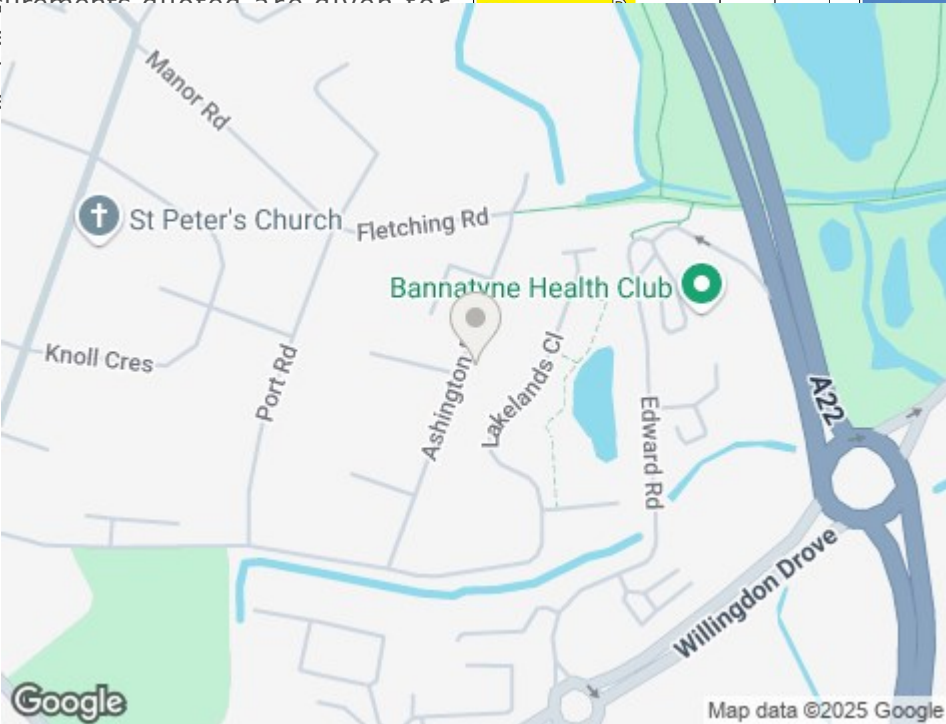
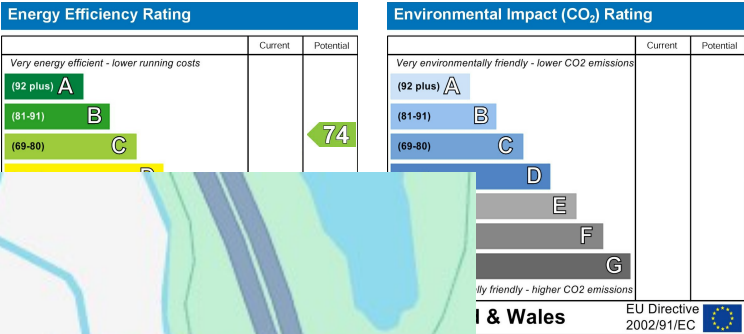
Bedroom

Bathroom

Agents note

These particulars are produced in good faith, but are intended to be a general guide only. It should also be noted that any measurements quoted are given for guidance only and are not to be relied upon for any other purpose or appliances mentioned.

tested unless required. Further information on broadband and mobile coverage and speeds can be found at Ofcom.org.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/ According to the gov.uk website the property is located in an area at very low risk of flooding.



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