



# TOWN RENTALS



01323 417700



2 Bedroom



2 Reception



1 Bathroom

## £1,400 PCM



### 17 Greys Road, Eastbourne BN20 8AY

Town Rentals are delighted to offer this well presented 2 bedroom terraced house offering character features, a spacious living/dining room, modern kitchen, modern bathroom with freestanding bath, gas central heating, double glazing and low maintenance garden. The property is enviably situated close to Gildredge Park, local amenities, bus routes and schools.

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## Main Features

- 2 Bedroom Terrace House
- Spacious Living/Dining Room
- Modern Kitchen & Bathroom
- Gas Central Heating & Double Glazing
- Low Maintenance Garden
- HOLDING DEPOSIT: £323
- TENANCY DEPOSIT: £1615
- COUNCIL TAX BAND: C
- 12 MONTH INITIAL TENANCY TERM - 6 MONTH BREAK CLAUSE
- EPC: D

## Hallway

With wooden flooring, radiator and door to -

## Dining Room

10'8" x 10'6" (3.26 x 3.22)

With wooden flooring, radiator, window to rear aspect, open to -

## Living Room

13'4" x 10'9" (4.07 x 3.30)

With wooden flooring, feature fireplace, Lightning Fibre, radiator and bay window to front aspect with fitted shutters.

## Kitchen

9'0" x 11'6" (2.76 x 3.52)

With tile effect laminate flooring, a range of wall and base units, single single with mixer tap, induction hob with concealed cooker hood, eye level double oven, washing machine (gifted), integrated dishwasher, under stair cupboard, window to rear and side aspect and frosted door to side aspect leading to garden.

## Stairs

Leading from hallway to first floor landing with carpet (to be installed), radiator and doors to -

## Bathroom

With tile effect laminate flooring, large shower cubicle with panelling, freestanding bath with mixer tap and handheld shower attachment, basin with mixer tap and vanity unit, low level WC, chrome heated towel rail, boiler cupboard and frosted window to rear aspect.

## Bedroom 1

13'11" x 10'10" (4.26 x 3.32)

With carpet (to be installed), radiator, feature fireplace and 2 x window to front aspect with fitted shutters.

## Bedroom 2

10'9" x 8'3" (3.30 x 2.52)

With fitted carpet, radiator and window to rear aspect.

## Garden

A walled garden with paved, pebbled and decked areas and rear access.

## 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\*\***

