



TOWN RENTALS



01323 417700



3 Bedroom



2 Reception



1 Bathroom

£1,400 PCM



89 Dudley Road, East Sussex BN22 8HE

Town Rentals are delighted to offer this fully refurbished, beautifully presented terrace house boasting a newly fitted modern kitchen, two reception rooms, cloakroom, family bathroom, gas central heating, double glazing and paved rear garden. The property is enviably situated within walking distance to Eastbourne's town centre, train station and bus routes whilst being close to Eastbourne seafront and schools.

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Main Features

- 2 Bedroom House
- Newly Installed Modern Kitchen
- 2 Reception Rooms
- Family Bathroom & Cloakroom
- Rear Garden
- HOLDING DEPOSIT: £323
- TENANCY DEPOSIT: £1615
- COUNCIL TAX BAND: B
- 6 MONTH INITIAL TENANCY TERM
- EPC: C

Hallway

With laminate flooring, radiator and doors to -

Living Room

13'11" x 11'9" (4.25 x 3.59)

With laminate flooring, TV point, radiator and bay window to front aspect.

Dining Room

12'1" x 11'6" (3.70 x 3.53)

With laminate flooring, radiator, telephone point, window to rear aspect and door to -

Kitchen

12'9" x 8'11" (3.90 x 2.74)

With wood effect vinyl flooring, part tiled walls, a range of wall and base units, electric oven and hob, cooker hood, single drainer sink unit with mixer tap, space for fridge/freezer, space for washing machine, under stair cupboard, window to front and side aspect, door leading to garden and door to -

Cloakroom

With wood effect vinyl flooring, basin set in vanity with mixer tap, low level WC and frosted window to rear aspect.

Stairs

leading from hallway to first floor landing with fitted carpet and doors to -

Bedroom 1

15'2" x 11'10" (4.63 x 3.61)

With fitted carpet, TV point, radiator and window to front aspect.

Bedroom 2

11'6" x 9'7" (3.51 x 2.93)

With fitted carpet, radiator and window to rear aspect.

Bedroom 3

8'11" x 5'7" (2.74 x 1.72)

With fitted carpet, radiator and window to rear aspect.

Bathroom

With vinyl flooring, part tiled walls, low level WC, basin with mixer tap, bath with mixer tap and wall mounted shower, chrome heated towel rail and frosted window to side aspect.

Garden

The property benefits from a paved rear garden with flowerbed borders, space for shed and rear gate 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****

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	