



# TOWN RENTALS



01323 417700

 2 Bedroom  1 Reception  1 Bathroom

## £1,200 PCM



### 138 Ashford Road, Eastbourne BN21 3TT

**\*\* AVAILABLE NOW \*\*** Town Rentals are delighted to offer this well presented terraced house offering modern kitchen, garden, two bedrooms, modern shower room, gas central heating and double glazing. This property is enviably situated within walking distance of Eastbourne's train station, The Beacon shopping centre, seafront and bus routes.

**Main Features**

- 2 Bedroom Terrace House
- Gas Central Heating & Double Glazing
- Modern Kitchen
- Modern Bathroom
- Rear Garden
- HOLDING DEPOSIT: £
- AFFORDABILITY CRITERIA: £36,000 PER ANNUM
- COUNCIL TAX BAND: A
- 6 MONTH INITIAL TENANCY TERM
- EPC: C

**Living Room**

14'0" x 12'0" (4.29 x 3.67)

Front door leading in to the living room, with wooden floor, feature fire place, radiator, window to the front and door onto-

**Kitchen**

13'10" x 10'10" (4.23 x 3.31)

With vinyl flooring, a range of wall and base units, single drainer sink unit with mixer tap, space for fridge/freezer. Washing machine (not maintained by the landlord), electric hob, electric oven, cooker hood, part tiled walls and window to rear and door leading to the garden.

Stairs from living room to first floor landing with doors to-

**Bedroom 1**

12'1" x 11'2" (3.70 x 3.42)

Carpet, fitted cupboards, radiator and window to the front.

**Modern Shower Room**

Vinyl flooring, tiled walls, heated towel rail, large shower cubical, frosted window, WC and sink.

**Bedroom 2**

11'1" x 7'7" (3.38 x 2.32)

Carpet, radiator and window to the rear.

**Outside**

Rear garden, with storage unit.

**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\*\***

