



TOWN RENTALS



01323 417700



3 Bedroom



1 Reception



1 Bathroom

£1,350 PCM



233 Southbourne Road, East Sussex BN22 8RF

Enviably located in Roselands, Town Rentals are delighted to offer this spacious semi-detached house. Featuring three bedrooms, there is a modern kitchen and a ground floor WC. Double glazing and gas central heating and radiators extend throughout and to the rear is a lovely lawned garden. Off street parking to the front with ample parking for three cars. Schools and numerous amenities including shops and bus services can be found close by.

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Main Features

- 3 Bedroom House
- Semi- Detached
- Downstairs WC
- Gas Central Heating
- Rear Garden & Driveway
- HOLDING DEPOSIT: £311
- TENANCY DEPOSIT: £1557
- COUNCIL TAX BAND: C
- 12 MONTH INITIAL TENANCY TERM

Entrance Hallway

Double radiator, cupboard to side.

Living Room

16'4 x 11'11 (4.98m x 3.63m)

Radiator, TV aerial point and under stairs storage cupboard.

Modern Kitchen/Dining Room

16'6 x 9'5 (5.03m x 2.87m)

A range of wall and base units comprising inset single drainer sink unit with mixer tap and cupboard beneath and adjacent working surfaces. Built-in electric oven with hob and extractor hood above. Space and plumbing for washing machine. Space and plumbing for slimline dishwasher. Space for further appliances. Tiled flooring, inset ceiling spotlights, window overlooking rear garden, double radiator, and double-glazed door with access to rear garden.

Rear Lobby

Door to - Cloakroom Low level WC, part tiled walls, tiled flooring, and window to side.

Stairs

From hallway first floor landing, loft (not inspected). Window to side.

Bedroom 1

11'6 x 9'10 (3.51m x 3.00m)

Radiator and window to rear.

Bedroom 2

10' max x 9'11 (3.05m max x 3.02m)

Radiator built in wardrobe and window.

Bedroom 3

9'5 x 8'3 (2.87m x 2.51m)

Radiator, telephone point and window to rear.

Spacious Bathroom

White three-piece suite comprising panelled bath with mixer tap and shower attachment, pedestal wash basin and low-level WC, part tiled walls, heated towel rail, linen cupboard housing wall mounted combination boiler for central heating and hot water. Frosted window to front.

Outside

Rear Garden: The rear garden is a delightful enclosed garden with fenced boundaries. There is an area of lawn, two patio areas, side access and a tap. Front Garden: The front garden has been laid with tarmac and provides parking for three cars.

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****

