



TOWN RENTALS



40 Desmond Road, East Sussex, BN22 7LE
£1,300 PCM

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Town Rentals are delighted to offer to the market this beautifully presented and spacious three bedroom house located within the popular Redoubt area of Eastbourne, only minutes from the seafront, close to local amenities and bus routes. The property benefits from two reception rooms, further office/play room, modern kitchen, modern bathroom, gas central heating, double glazing, rear garden and balcony.

Hallway

With wooden flooring, radiator, telephone point, under stairs storage cupboards and doors leading to -

Lounge

13'07 x 13'04 (3.96m`2.13m x 3.96m`1.22m)

Located at the front of the property with wooden flooring, radiator, TV connection point, gas fire with feature surround, bay window to front aspect, and double doors leading to -

Dining Room

11'11 x 11'01 (3.35m`3.35m x 3.35m`0.30m)

With wooden flooring, radiator, window to the rear aspect, door to kitchen, door to hallway and double doors through to -

Office/Playroom

7'07 x 7'06 (2.13m`2.13m x 2.13m`1.83m)

With wooden flooring and door to rear garden.

Kitchen

11'02 x 6'03 (3.35m`0.61m x 1.83m`0.91m)

A dual aspect room with vinyl flooring, part tiled walls, range of modern floor and wall mounted units, stainless steel sink with drainer, free standing cooker with extractor over, space and plumbing for a washing machine, space for fridge/freezer and a door to the rear garden.

Stairs leading from hallway to first floor landing with fitted carpet, loft access (not inspected) and doors to -

Bathroom

With vinyl flooring, tiled walls, frosted window, wall mounted heated towel rail and a white suite comprising bath with shower over and glass shower screen, hand wash basin and a low level WC.

Bedroom 1

13'07 x 10'05

Located at the front of the property with fitted carpet, radiator, bay window with sea view and two built in wardrobes.

Bedroom 2

12'01 x 12'01 max (3.66m`0.30m x 3.66m`0.30m max)

With fitted carpet, radiator, telephone connection point, airing cupboard and two windows overlooking the rear garden.

Bedroom 3

7'08 x 7'02 (2.13m`2.44m x 2.13m`0.61m)

Located at the front of the property with fitted carpet and door to the balcony.

Garden

An enclosed rear garden with both lawn and patio areas and rear gate access.

RENT: £1300pcm

HOLDING DEPOSIT: £300

TENANCY DEPOSIT: £1500

COUNCIL TAX BAND: D

Pictures taken July 2020 video tour taken May 2022

****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****

Directions

