



**14 Eugene Way, Eastbourne, BN23 5BH**  
**£1,200 PCM**

# 14 Eugene Way, Eastbourne, BN23 5BH

\*\*UNDER OFFER\*\* Town Rentals are delighted to offer this ground floor, 2 bedroom flat with spacious living room, open plan modern kitchen, large main bedroom, modern en-suite shower room, modern bathroom, ample storage, double glazing and allocated parking space within a gated car park. This property is enviably situated just a stones throw from Eastbourne seafront, bus routes and Sovereign Harbour retail park with local amenities and restaurants.

## Hallway

With fitted carpet, 2 x wardrobes, entry phone system, heater and doors to -

## Living Room

16'11" x 10'5" (5.18 x 3.20)

With fitted carpet, TV and telephone point, heater, Juliette balcony and opens onto -

## Open Plan Kitchen

7'7" x 9'10" (2.32 x 3.02)

With vinyl flooring, wall and base units, with mixer tap, electric oven and hob, cooker hood, washing machine, fridge/freezer, space for dishwasher, ceiling spotlights and window to front aspect.

## Bedroom 1

12'7" x 9'10" (3.84 x 3.01)

With fitted carpet, TV and telephone point, heater, freestanding wardrobe (gifted), window to rear aspect and door to -

## En-suite Shower Room

With vinyl flooring, heated towel rail, low level WC, basin with mixer tap, corner shower cubicle, frosted window to rear aspect and ceiling spotlights.

## Bedroom 2

13'5" x 7'9" (4.11 x 2.38)

With fitted carpet, heater and Juliette balcony.

## Bathroom

With vinyl flooring, tiled walls, ceiling spotlights, heated towel rail, low level WC, basin with mixer tap, bath with mixer tap and shower attachment, extractor fan, airing cupboard and frosted window to front aspect.

RENT: £1200

HOLDING DEPOSIT: £276

TENANCY DEPOSIT: £1384

COUNCIL TAX BAND: D

\*\*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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	76	83
(69-80) C		
(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