



# TOWN RENTALS



01323 417700



1 Bedroom

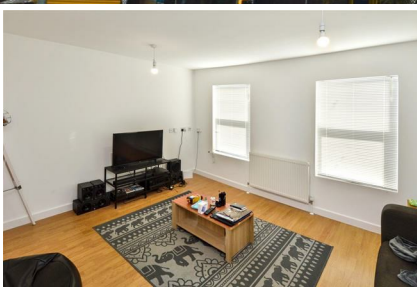


1 Reception



1 Bathroom

## £775 PCM



### Flat 7 25-31 Langney Road, East Sussex BN21 3QA

\* AVAILABLE FEBRUARY\* Town Rentals are delighted to offer to the market this one bedroom top floor flat situated on Langney Road within Eastbourne`s town centre. Benefits include a modern kitchen and shower room. The flat is located only a short walk away from Eastbourne Arndale Centre, picturesque seafront, the mainline railway station and central bus routes.

## Main Features

- Town Centre
- One Bedroom Flat
- Modern Kitchen
- Modern Shower Room
- Top Floor
- HOLDING DEPOSIT: £178
- TENANCY DEPOSIT: £894
- COUNCIL TAX BAND: A
- 12 MONTH INITIAL TENANCY TERM
- EPC: C

## Entrance

Neutral carpet, Storage cupboards, a large Velux window, stairs leading to -

## Hallway

Wooden laminate flooring, entry phone system, wall mounted radiator, neutral decor, with doors to -

## Living Room

14'12 x 11'63 (4.27m x 3.35m)

Wooden laminate flooring, a wall mounted radiator, two double glazed windows with front aspect, TV and telephone connection points.

## Kitchen

09'41 x 08'31 (2.74m x 2.44m)

Wooden laminate flooring, modern range of fitted wall and base units, worktop with inset single drainer sink unit and chrome mixer tap, built in gas hob and an electric oven, washing machine and an upright fridge freezer with double glazed window to the rear.

## Bedroom

11'02 x 10'77 (3.40m x 3.05m)

Laminate flooring, wall mounted radiator, built in wardrobe with rails and shelves, double glazed window to the rear of the property.

## Shower room

05'82 x 04'51 (1.52m x 1.22m)

Tiled flooring, modern white suite comprising a corner shower cubicle, pedestal wash hand basin and a low level WC, white tiled walls and a heated towel rail.

## 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\*\***

