



# TOWN RENTALS



01323 417700



2 Bedroom

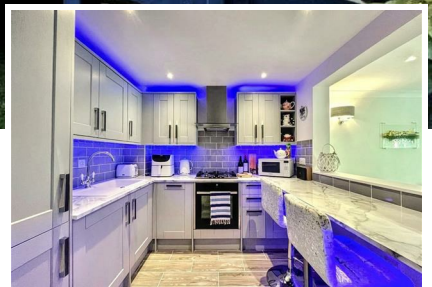
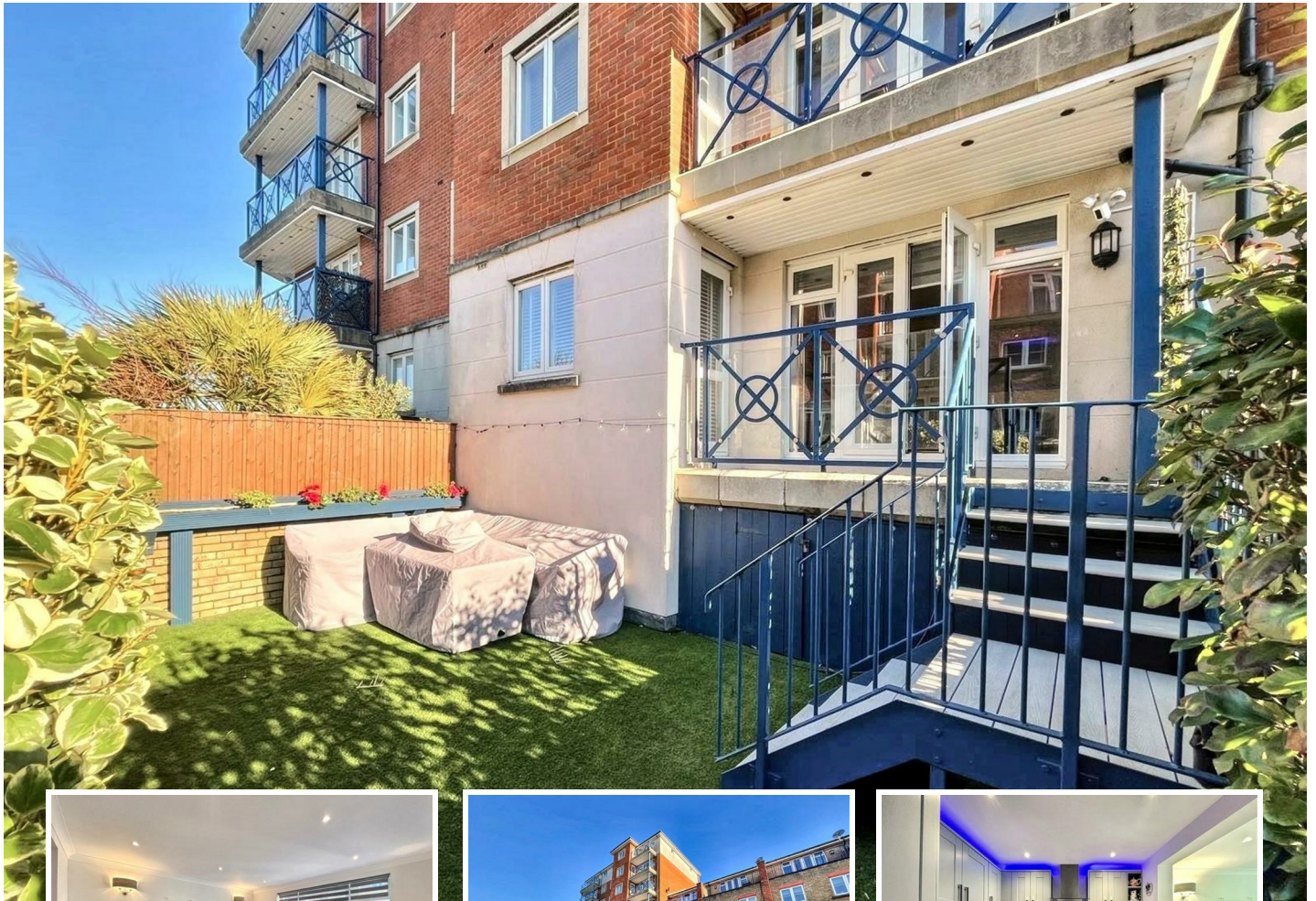


1 Reception



2 Bathroom

## £1,400 PCM



### 8 Anguilla Close, Eastbourne BN23 5TS

Town Rentals are delighted to offer to the market this beautifully presented two bedroom first floor apartment situated in this Sovereign Harbour development a few steps away from the outer Harbour. The flat benefits from a modern fitted kitchen with integrated appliances, lounge with door to the garden, modern bathroom, en-suite shower room and an allocated parking space. The property also offers passenger lift and bike store.

Main Features

- 2 Bedroom Apartment
- Modern Kitchen & Bathroom
- Modern En-suite
- Allocated Parking & Garden
- Gas Central Heating & Double Glazing
- HOLDING DEPOSIT: £323
- TENANCY DEPOSIT: £1615
- COUNCIL TAX BAND: D
- 12 MONTH INITIAL TENANCY TERM - 6 MONTH BREAK CLAUSE

Hallway

Entry phone, radiator, 2 x storage cupboards and doors to-

Living Room

13'3" x 12'7" (4.06 x 3.86)  
Carpet, 2 x radiator, window and door onto the garden.

Kitchen

8'4" x7'9" (2.55 x2.38)  
Part tiled walls, spot lights, blue feature lights, gas hob with oven underneath and extractor over. Integrated fridge freezer, washer dryer and dishwasher. Breakfast bar over looking the living room.

Bedroom 1

11'4" x 11'2" (3.47 x 3.42)  
Carpet, large fitted cupboard and further fitted cupboard, window and radiator.

Bathroom

Tiled floor, part tiled walls, P shaped bath with shower over, WC, sink, radiator and light up vanity mirror.

Bedroom 2

18'1" x 9'5" (5.52 x 2.88)  
Carpet, window, large fitted cupboard, door onto the garden and door onto-

En-suite

Tiled floor, part tiled walls, shower cubical, WC, sink, radiator and light up vanity unit.

Outside

Stairs leading down to the garden with astro turf and gate.  
Secure under building allocated parking space.

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\*\***

