



**51 Tugwell Road, Eastbourne, BN22 9LH**  
**£1,300 PCM**

# 51 Tugwell Road, Eastbourne, BN22 9LH

An extremely well presented three-bedroom end of terrace house situated in Hampden Park within a mile of the train station and local amenities. The property benefits from a spacious lounge, further reception room, double glazing, gas central heating, modern kitchen, modern bathroom and rear garden.

## Porch

With door onto-

## Lounge

14'11" x 14'2" (4.570 x 4.336)

Fitted carpet, window to the front, TV & telephone point, feature fireplace (not useable) and stairs lead from the lounge to the first floor landing.

## Kitchen

6'10" x 13'0" (2.093 x 3.981)

Vinyl floor, range of kitchen units, sink, window and door to the rear, wall mounted radiator, space for fridge freezer, space for cooker and space for a washing machine. Sliding door leads to-

## Reception Room 2

Carpet, radiator and door and window to the rear.

Stairs from the lounge lead up to the first floor landing, loft (not inspected) and doors onto-

## Bedroom 1

13'10" x 9'9" (4.220 x 2.976)

Carpet, radiator and window to the rear.

## Bedroom 2

11'1" x 8'5" (3.388 x 2.59)

Carpet, radiator, window to the front and fitted cupboards.

## Bedroom 3

8'0" x 6'2" (2.462 x 1.884)

Carpet, window to the front and radiator.

## Bathroom

Vinyl floor, part tiled walls, low level WC, sink, bath (shower attachment low on water pressure and will not be changed) and cupboard housing hot water tank.

## Outside

Patio areas, gate to rear access and shed (left as goodwill)

RENT: £1300pcm (£1325 if pet/s accepted)

HOLDING DEPOSIT: £300 (£305 if pet/s accepted)

TENANCY DEPOSIT: £1500 (£1528 if pet/s accepted)

COUNCIL TAX BAND: C

\*\*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

