TOWN RENTALS

01323 417700

2 Bedroom | 1 Reception | 1 Bathroom

£1,300 PCM

7C Old Orchard Road, East Sussex BN21 1DB

Town Rentals are delighted to offer this beautifully presented two double bedroom first floor flat with original features, offering a spacious bay fronted living room, open plan kitchen, gas central heating and double glazing. This property is enviably situated within walking distance of Eastbourne's train station, town centre and bus routes.

www.town-property.com info@town-rentals.com

7C Old Orchard Road, East Sussex BN21 1DB

£1,300 PCM

Main Features

- 2 Double Bedroom Flat
- First Floor
- Spacious Bay Fronted Living Room
- Kitchen with Appliances
- Gas Central Heating & Double Glazing
- Town Centre Location
- HOLDING DEPOSIT: £300
- AFFORDABILITY CRITERIA: £39,000 PER ANNUM
- COUNCIL TAX BAND: C
- EPC: C

Hallway

With fitted carpet, entry phone system, telephone point, radiator, ceiling spotlights and doors to -

Kitchen

10'11" x 5'3" (3.35 x 1.61)
With wood effect vinyl flooring, part tiled walls, a range of wall and base units, one and half bowl single drainer sink unit, electric oven, gas hob, concealed cooker hood, integrated fridge/freezer, freestanding washing machine (gifted), integrated dishwasher, ceiling spotlights, window to front aspect and open to -

Living Room

17'4" x 14'11" (5.29 x 4.55)
With fitted carpet, 2 x radiator, feature fireplace, TV points, wall lights and bathroom window to front aspect.

Bedroom 1

18'2" x 13'2" (5.55 x 4.02)
With fitted carpet, feature fireplace, 2 x radiators, TV point and bay window to rear aspect.

Bedroom 2

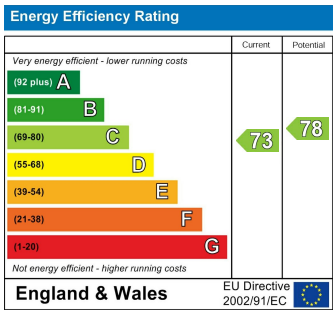
16'0" x 10'2" (4.89 x 3.12)
With fitted carpet, feature fireplace, radiator, TV point and window to side aspect.

WC

With laminate flooring, low level WC, radiator and frosted window to side aspect.

Bathroom

With laminate flooring, tiled walls, basin set unit vanity unit, P-shaped bath with mixer tap, wall mounter shower, chrome heated towel rail and frosted window to rear aspect.

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