



TOWN RENTALS



☎ 01323 417700



2 Bedroom



1 Reception



1 Bathroom

£1,175 PCM



7 Hampden Terrace Latimer Road, Eastbourne BN22 7BL

****PART FURNISHED/UNFURNISHED**** Town Rentals are delighted to offer this two double bedroom ground floor flat, offering a modern open plan kitchen and living room, private courtyard garden, modern shower room, double glazing and gas central heating. The property is enviably situated in the Redoubt area of Eastbourne, just walking distance to the seafront, bus routes and local shops.

Main Features

- 2 Bedroom Ground Floor Flat
- Modern Open Plan Living Room/Kitchen
- Courtyard Garden
- Modern Shower Room
- Gas Central Heating
- HOLDING DEPOSIT: £271
- AFFORDABILITY CRITERIA: £35,250 PER ANNUM
- COUNCIL TAX BAND: B
- 6 MONTH INITIAL TENANCY TERM
- EPC: D

Hallway

With wood effect flooring, radiator and open through to -

Living Room

12'2" x 10'11" (3.71m x 3.33m)

With wood effect flooring, window to the side aspect, radiator and open to -

Open Plan Kitchen

11'3" x 7'4" (3.45m x 2.26m)

With wood effect flooring, part tiled walls, a range of fitted white wall and base units, worktop with single drainer sink unit and mixer tap, built-in gas hob, electric oven, cooker hood, integrated fridge/freezer, washing machine (gifted by landlord), cupboard housing gas boiler, breakfast bar with fitted base units, window to side aspect and door to garden.

Shower Room

With tiled floor, shower cubicle with rainwater shower head, low level WC, vanity unit with basin and mixer tap, inset spotlights, heated towel rail, frosted window to the rear aspect and door to -

Bedroom 2

12'11" x 12'0" (3.94m x 3.68m)

With wood effect flooring, radiator and 2 x window to the side aspect.

Bedroom 1

16'7" x 14'6" (5.08m x 4.42m)

With fitted carpet, 2 x wardrobe (gifted), radiator and bay window to front aspect.

Outside

The flat has a private courtyard garden that is laid to patio with gated access.

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

