



# TOWN RENTALS



01323 417700



1 Bedroom

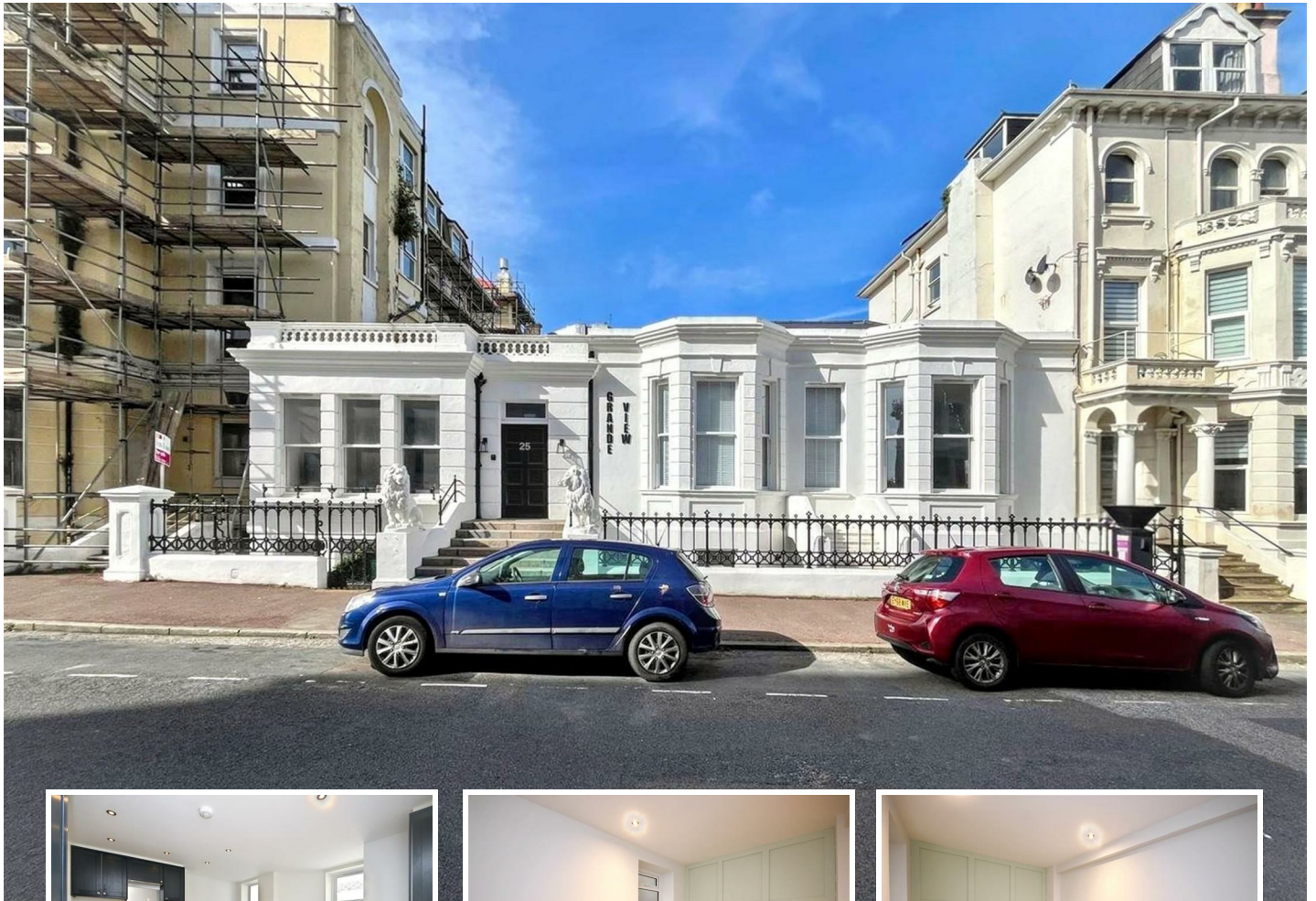


1 Reception



1 Bathroom

## £1,150 PCM



### Flat 4 Grande View Burlington Place, Eastbourne BN21 4FF

**\*\*AVAILABLE NOW\*\*** Town Rentals are delighted to offer this beautifully presented lower ground floor flat offering open plan living, modern kitchen with integrated appliances, modern shower room and double glazing in an exclusive development just a stones throw from Eastbourne's seafront. This property is enviably situated within walking distance of Eastbourne's town centre, train station, bus routes, theatres, shops and restaurants.

# Flat 4 Grande View Burlington Place, Eastbourne BN21 4FF

## £1,150 PCM

### Main Features

- 1 Bedroom
- Open Plan Living Room
- Modern Kitchen & Shower Room
- Lower Ground Floor
- Double Glazing & Gas Central Heating
- HOLDING DEPOSIT: £265
- TENANCY DEPOSIT: £1326
- COUNCIL TAX BAND: B
- 12 MONTH INITIAL TENANCY TERM - 6 MONTH BREAK CLAUSE
- EPC: C

### Entrance

External lighting to building. 2 Lion statues either side of the steps to the main entrance. Secure entryphone system. Letter boxes. Fob access into the building for residents. Grandeur communal entrance with herringbone flooring, chandelier and decorative panelling. Staircase to lower and upper levels.

Lower ground floor to the front of the building, private entrance door with external light to illuminate flat number.

### Hallway

Radiator, entryphone handset, spotlights and herringbone flooring.

### Open Plan Living Room/Kitchen

15'8" x 15'7" (4.78 x 4.75)

Radiator, spotlights, herringbone flooring, double glazed window to front aspect.

### Kitchen Area

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset electric hob and electric oven under. Extractor cooker hood. Concealed combi boiler. Integral fridge/freezer and washing machine.

### Bedroom

11'0" x 8'3" (3.36 x 2.54)

Radiator, decorative panelling, spotlights, herringbone flooring and double glazed window to rear aspect.

### Shower Room

Suite comprising walk-in shower cubicle with double shower heads, low level WC, wash hand basin on vanity unit, shaver socket, extractor fan, double glazed door into lightwell. and tiled walls & floor.

### 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\*\***

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	