



TOWN RENTALS



☎ 01323 417700



3 Bedroom



1 Reception



1 Bathroom

£1,350 PCM



42 Attfield Walk, East Sussex BN22 9LE

Town Rentals are delighted to offer this three bedroom end of terrace house offering a modern fitted modern kitchen, spacious living/dining room, conservatory, gas central heating, double glazing and rear garden. This property is enviably situated close to local amenities, schools, bus routes and within a mile walk of Hampden Park railway station.

Main Features

- 3 Bedroom End of Terrace House
- Modern Kitchen
- Spacious Living/Dining Room
- Conservatory
- Gas Central Heating & Double Glazing
- Rear Garden
- HOLDING DEPOSIT: £311
- AFFORDABILITY CRITERIA: £40500 PER ANNUM
- COUNCIL TAX BAND: B
- EPC: C

Hallway

With laminate flooring, telephone point, storage cupboard and doors to -

Cloakroom

With vinyl flooring, part tiled walls, basin, low level WC, radiator, extractor fan and frosted window to front aspect.

Kitchen

10'2" x 8'4" (3.12 x 2.56)
With laminate flooring, part tiled walls, a range of wall and base units, one and a half bowl single drainer sink unit with mixer tap, oven and hob, cooker hood, window to front aspect and hatch opening to living room.

Living Room

18'3" x 15'1" (5.57 x 4.61)
With fitted carpet, TV point, under stair storage cupboard, radiator and sliding door to -

Conservatory

12'5" x 7'6" (3.80 x 2.31)
With laminate flooring, wall lights, windows throughout frosted to side aspect and door to garden.

Stairs

With fitted carpet, loft hatch (not inspected) and doors to -

Bedroom 1

15'0" x 9'1" (4.58 x 2.78)
With fitted carpet, storage cupboard, radiator and window to rear aspect.

Bathroom

With vinyl flooring, part tiled walls, basin with mixer tap, low level WC, bath with mixer tap and wall mounted shower attachment, electric shower (isolated?), extractor fan and radiator.

Bedroom 2

8'9" x 13'1" (2.67 x 3.99)
With fitted carpet, TV point, radiator and window to front aspect.

Bedroom 3

8'4" x 5'10" (2.56 x 1.79)
With fitted carpet, open storage cupboard, radiator and window to front aspect.

Outside

The property offers a front and rear garden which is laid to lawn, shed (gifted) and side gate 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****

