



# TOWN RENTALS



01323 417700



2 Bedroom



1 Reception



1 Bathroom

## £1,200 PCM



### Flat 4 3-5 Elm Grove, Eastbourne BN22 9NN

Town Rentals are delighted to offer this modern, newly built two-bedroom top floor, maisonette flat offering stunning views of the South Downs, a modern open plan kitchen/living space, two double bedrooms, modern shower room, triple glazing, electric heating with thermostatic room controls. The property is ideally positioned within easy reach of local amenities, Hampden Park railway station and bus routes.

## Main Features

- 2 Bedroom Maisonette Flat
- Open Plan
- Modern Kitchen & Shower Room
- Stunning Views
- Triple Glazing
- HOLDING DEPOSIT: £276
- TENANCY DEPOSIT: £1384
- COUNCIL TAX BAND: B
- 12 MONTH INITIAL TENANCY TERM - 6 MONTH BREAK CLAUSE
- EPC: B

## Entrance

With luxury vinyl flooring, heater leading to stairs with glass balustrade, fitted carpet leading to landing with airing cupboard, ceiling spotlights and doors to -

## Living Room

9'6" x 25'4" (including kitchen) (2.90 x 7.74 (including kitchen))

With luxury vinyl flooring, entry phone system, 2 x heater, bay window to front aspect with stunning views and open to -

## Kitchen

With luxury vinyl flooring, a range of wall and base units, single drainer sink unit with mixer tap, integrated fridge, integrated freezer, space for washing machine, oven and hob, cooker hood, ceiling spotlights and Velux window.

## Shower Room

With luxury vinyl flooring, shower cubicle, low level WC, basin set in vanity unit with mixer tap, chrome heated towel rail, ceiling spotlights, extractor fan and Velux window.

## Bedroom 1

13'10" x 12'6" (4.23 x 3.83)

With luxury vinyl flooring, heater, TV point and bay window to front aspect with stunning views.

## Bedroom 2

9'5" x 9'11" (2.88 x 3.03)

With luxury vinyl flooring, heater and Velux window.

## 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>	86	86
(69-80) <b>C</b>		
(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	