



# TOWN RENTALS



☎ 01323 417700



3 Bedroom



2 Reception



1 Bathroom

## £1,250 PCM



### 91 Dursley Road, Eastbourne BN22 8DH

**\*AVAILABLE NOW\*** Town Rentals are delighted to offer this 3 bedroom terraced house with 2 reception rooms, separate kitchen, gas central heating, double glazing and courtyard garden. This property is enviably situated within walking distance of Eastbourne's town centre, train station, schools, seafront and bus routes.

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## Main Features

- 3 Bedroom Terrace House
- 2 Reception Rooms
- Separate Kitchen
- Gas Central Heating & Double Glazing
- Courtyard Garden
- HOLDING DEPOSIT: £288
- TENANCY DEPOSIT: £1442
- COUNCIL TAX BAND: B
- 6 MONTH INITIAL TENANCY TERM
- EPC: D

## Hallway

With laminate flooring, radiator and opening to -

## Dining Room

11'6" x 10'1" (3.51 x 3.08)

With fitted carpet, phone point, radiator, under stair cupboard and opening to -

## Living Room

10'1" x 11'6" (3.08 x 3.52 )

With fitted carpet, radiator, TV and telephone point, electric fireplace and bay window to front.

## Kitchen

9'4" x 9'8" (2.85 x 2.97)

With tile effect vinyl flooring, a range of wall and base units, sink with mixer tap, electric oven, gas hob with extractor above, wall mounted boiler, tiled walls, washing machine (gifted), space for fridge/freezer, window to side and rear aspect and door leading to garden.

## Stairs

From hallway leading to first floor landing with fitted carpet and doors to -

## Bedroom 1

14'2" x 10'0" (4.33 x 3.07 )

With fitted carpet, TV point, radiator and bay window to front aspect.

## Bedroom 2

10'0" x 8'9" (3.07 x 2.67 )

With fitted carpet, radiator, TV point and window to rear aspect.

## Bedroom 3

8'2" x 3'10" (2.51 x 1.18)

With fitted carpet, radiator and window to side aspect.

## Bathroom

With vinyl flooring, heated towel rail, basin with mixer tap, low level WC, bath with mixer tap and handheld shower attachment, extractor fan and frosted window to rear aspect.

## Outside

There is a paved courtyard style garden with rear 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\*\***

