



# TOWN RENTALS



01323 417700



2 Bedroom



1 Reception



1 Bathroom

## £1,200 PCM



### Carew Court Carew Road, Eastbourne BN21 2AT

**\*\*NEWLY DECORATED\*\*** Town Rentals are delighted to offer to the market this spacious two bedroom, top floor flat offering a passenger lift, modern kitchen with appliances, balcony, modern bathroom, separate WC and garage. This property is enviably situated in the sought after Upperton area within walking distance of Eastbourne's town centre, train station and seafront.

## Main Features

- 2 Bedroom Top Floor Flat
- Passenger Lift
- Spacious Living/Dining Room
- Modern Kitchen
- Balcony & Garage
- HOLDING DEPOSIT: £276
- TENANCY DEPOSIT: £1384
- COUNCIL TAX BAND: B
- 12 MONTH INITIAL TENANCY TERM
- EPC: C

## Hallway

With fitted carpet, ceiling spotlights, radiator, telephone point, 2 x storage cupboard, entry phone system and doors leading to -

## Living/Dining Room

18'2" x 11'0" (5.54 x 3.36)

With fitted carpet, ceiling spotlights, radiator, TV point, window to rear aspect with distant views of the South Downs and patio door to side aspect leading to -

## Balcony

12'00 x 4'02 (3.66m x 1.22m x 0.61m)

A South facing balcony with views across town.

## Kitchen

11'0" x 6'11" (3.36 x 2.11)

With vinyl flooring, ceiling spotlights, radiator, a range of wall and base units, single drainer sink unit, gas hob, electric oven, cooker hood, integrated washer/dryer, integrated fridge/freezer and window to rear aspect with distant views of the South Downs.

## Bedroom 1

10'8" x 11'8" (3.27 x 3.57)

With fitted carpet, ceiling spotlights, radiator and window to the rear aspect with distant views of the South Downs.

## Bedroom 2

10'8" x 6'7" (3.27 x 2.01)

With fitted carpet, ceiling spotlights, radiator and window to the rear aspect with distant views of the South Downs.

## Cloakroom

With vinyl flooring, ceiling spotlights and low level WC.

## Bathroom

With vinyl flooring, tiled walls, chrome heated towel rail, basin with mixer tap, bath with mixer tap and wall mounted shower,, wooden ceiling and extractor fan.

## Garage

The 2nd garage you come to in the block at the rear of the property accessed from the access road (not within the courtyard).

## 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\*\***

