



TOWN RENTALS



01323 417700



2 Bedroom



1 Reception



1 Bathroom

£1,150 PCM



## Flat 3 21 Upperton Gardens, Eastbourne BN21 2AA

Town Rentals are delighted to offer this well presented top floor, 2 bedroom flat offering a modern kitchen, modern bathroom, separate WC, gas central heating and double glazing. The property is enviably situated in the sought after Upperton area of Eastbourne within walking distance of the town centre and train station.

## Main Features

- 2 Bedroom Flat
- Top Floor
- Modern Kitchen
- Modern Bathroom & Separate WC
- Gas Central Heating
- HOLDING DEPOSIT: £265
- AFFORDABILITY CRITERIA: £34,500 PER ANNUM
- COUNCIL TAX BAND: C
- 6 MONTH INITIAL TENANCY TERM
- EPC: E

### Hallway

With fitted carpet, wall mounted radiator, large cupboard with space and plumbing for a washing machine, wall mounted entry phone and doors to-

### Living Room

14'1" x 13'7" (4.31 x 4.16)

With fitted carpet, 2 x windows to the front overlooking the park, telephone point and radiator.

### Kitchen

10'3" x 7'10" (3.13 x 2.39)

With vinyl flooring, a range of units comprising single drainer sink unit with part tiled walls, space for fridge freezer, electric oven and hob with extractor fan over, space for dishwasher and window to the front.

### Cloakroom

With vinyl flooring, basin, low level WC and radiator.

### Bathroom

With vinyl flooring, tiled walls, bath with mixer tap and shower attachment over, basin, heated towel rail and frosted window.

### Bedroom 1

14'1" x 13'5" (4.31 x 4.09)

With fitted carpet, 2 x radiators and 2 x windows to the rear aspect.

### Bedroom 2

10'0" x 7'4" (3.06 x 2.26)

With fitted carpet, wall mounted radiator and window to the rear aspect.

### 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\*\*

