



01323 417700

TOWN RENTALS

2 Bedroom 1 Reception 1 Bathroom

£1,100 PCM



## 17 Falmouth Close, Eastbourne BN23 5RN

Town Rentals are delighted to offer this 2 bedroom back-to-back house with modern kitchen, spacious bay fronted living room, modern bathroom, double glazing, front garden and allocated parking space. This property is enviably situated a short walk to Sovereign Harbour, Sovereign Harbour Retail Park, Eastbourne seafront and bus routes.

**Main Features**

- 2 Bedroom Back-to-Back House
- Modern Kitchen
- Double Glazing
- Modern Bathroom
- Allocated Parking Space
- HOLDING DEPOSIT: £253
- TENANCY DEPOSIT: £1269
- COUNCIL TAX BAND: B
- 6 MONTH INITIAL TENANCY TERM (SUBJECT TO CHANGE WITH THE RRA FROM 01/05/2026)
- EPC: C

**Porch**

With fitted floor mat and door to -

**Living Room**

14'4" x 14'0" (4.39 x 4.29)

With fitted carpet, TV and telephone point, eco air inverter and bat window to front aspect.

**Kitchen**

12'6" x 5'8" (3.83 x 1.74)

With tiled flooring, part tiled walls, a range of wall and base units, one and a half bowl single drainer sink unit with mixer tap, fridge/freezer (gifted), washing machine (gifted), electric oven and hob, cooker hood, microwave (gifted) and window to front aspect.

**Stairs**

From living room to first floor landing with fitted carpet and doors to -

**Bedroom 1**

10'9" x 8'8" (3.30 x 2.66)

With fitted carpet, heater, built-in mirrored wardrobes, airing cupboard and window to front aspect.

**Bedroom 2**

9'0" x 5'9" (2.76 x 1.77)

With fitted carpet, heater and window to front aspect.

**Bathroom**

With tiled floor, tiled walls, low level WC, basin with mixer tap, jacuzzi bath with mixer tap and handheld shower attachment, extractor fan and heated towel rail.

**Outside**

The property has a front garden, storage cupboard (gifted), storage unit and an allocated parking space.

**Other Information**

NOTE THE SOLAR PANELS ARE NOT IN WORKING CONDITION.

**\*\*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\*\***

