



TOWN RENTALS



2 Bedroom



1 Reception



1 Bathroom

£1,150 PCM



## Flat 7, 17 The Avenue, Eastbourne BN21 3YD

**\*\* AVAILABLE NOW\*\*** Town Rentals are delighted to offer this two bedroom flat with a modern kitchen, modern bathroom, double glazing and an allocated parking space. This property is enviably situated within walking distance of Eastbourne's train station, town centre, bus routes and seafront.

**Main Features**

- 2 Bedroom Flat
- Modern Kitchen
- Modern Bathroom
- Double Glazing
- Alcoated Parking Space
- HOLDING DEPOSIT: £265
- TENANCY DEPOSIT: £1326
- COUNCIL TAX BAND: A
- 12 MONTH INITIAL TENANCY TERM - 6 MONTH BREAK CLAUSE
- EPC D

**Hallway**

With fitted carpet, entry phone system, ceiling spotlights and doors to -

**Living Room**

13'3" x 10'5" (4.04 x 3.18)

With fitted carpet, radiator, feature fireplace with inset electric heater, wall lights, serving hatch and window to front aspect.

**Kitchen**

8'0" x 6'2" (2.44 x 1.88)

With a range of wall and base units, single drainer sink unit with mixer tap, electric oven and hob, cooker hood, integrated fridge/freezer, integrated washing machine, part tiled walls,

**Bedroom 1**

14'7" x 8'9" (4.45 x 2.69)

With fitted carpet, electric radiator and window to front and side aspect.

**Bedroom 2**

12'2" x 8'7" (3.73 x 2.64 )

With fitted carpet, electric radiator and window to front and side aspect.

**Bathroom**

With low level WC, basin, bath with mixer taps, electric shower over, part tiled walls, ceiling spotlights, airing cupboard and extractor fan.

**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\*\*

