



BROOK GAMBLE



**30 Avard Crescent
, Eastbourne, BN20 8TY**

* EMAIL ENQUIRIES ONLY * Brook Gamble are delighted to offer to let this well presented three bedroom end of terrace house in the much sought after Old Town area of Eastbourne. The house enjoys a good sized lounge/dining room and a ground floor cloakroom. Further benefits include a recently fitted kitchen, gas central heating, uPVC double glazing, a LARGE DRIVEWAY and GOOD SIZED REAR GARDEN. The property is considered suitable for extension, subject to the usual consents. WELL LOCATED FOR POPULAR SCHOOLS AND SHOPS, and being sold CHAIN FREE. Viewing is considered essential. Any proposed tenants must generate an income in excess of £40,500 in order to successfully pass the referencing process.

£1,350 Per Calendar Month

30 Avard Crescent , Eastbourne, BN20 8TY



- EMAIL ENQUIRIES ONLY
- Three Bedroom End Of Terraced House
- Gas Central Heating
- Ground Floor Cloakroom!
- Front & Rear Gardens!
- Off Street Parking for Several Vehicles!
- Close to Schools & Shops!
- Favoured Old Town
- Available Now!
- uPVC Double Glazing

Accommodation Comprising

Entrance Hall

Cloakroom

Lounge/Dining Room

18'8" reducing to 11'4" x 14'5"

reducing to 10'4" (5.69m reducing to Outside

3.45m x 4.39m reducing to 3.15m)

Kitchen

11'3" x 11'2" (3.43m x 3.40m)

Bedroom 2

11'5" x 10'11" (3.48m x 3.33m)

Bedroom 3

11'1" x 5'7" (3.38m x 1.70m)

Bathroom

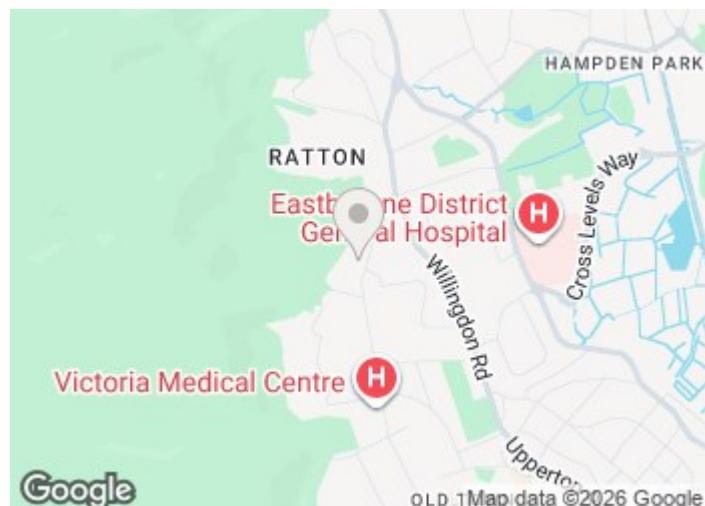
Council Tax Band

Security Deposits

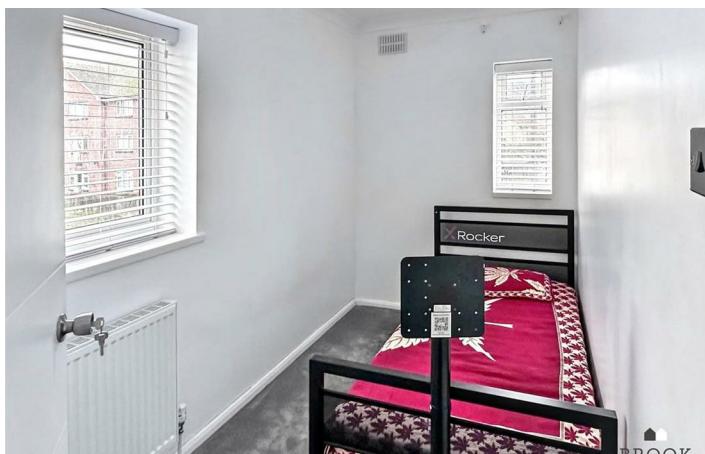
First Floor Landing

Bedroom 1

14'2" x 12'3" (4.32m x 3.73m)

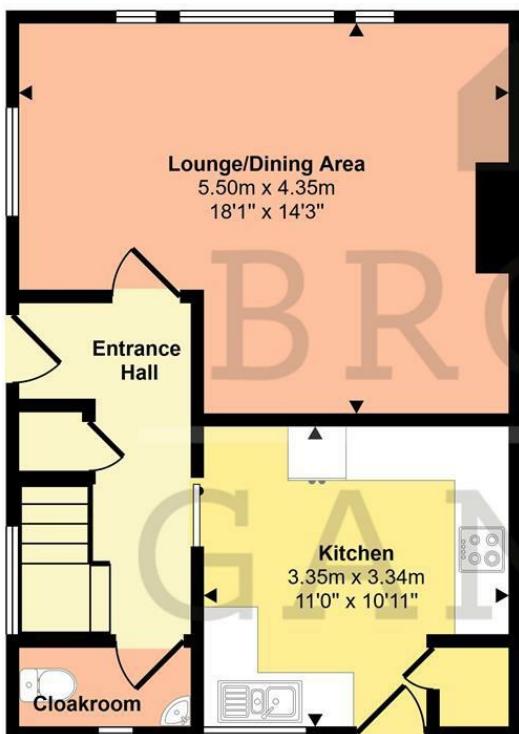


Directions



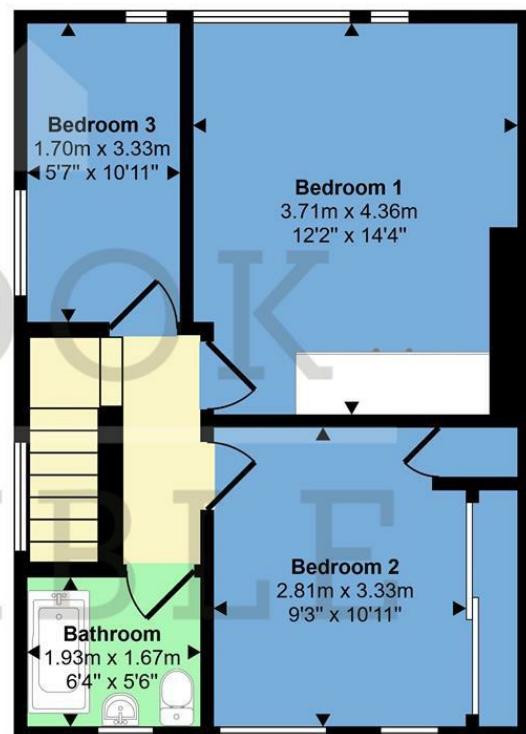
Floor Plan

Approx Gross Internal Area
86 sq m / 925 sq ft



Ground Floor

Approx 43 sq m / 460 sq ft



First Floor

Approx 43 sq m / 465 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	