



# BROOK GAMBLE



**52 Pashley Road, Eastbourne, BN20 8EA**

**£875 Per Calendar Month**

EMAIL ENQUIRIES ONLY - Panoramic magnificent sea views from rooms, one of the most exclusive roads in Eastbourne. Located in the charming Pashley Road in Eastbourne, this delightful one possibly two-bedroom ground floor apartment offers a perfect blend of comfort and convenience, the property boasts its own external entrance, ensuring a sense of privacy and independence. Being partly furnished, and with the benefit of use of the private garden, residents parking and the patio. Available immediately.

A proposed tenant must generate an income in excess of £28,500 in order to pass the referencing process

### Accommodation comprising

Stairs from ground floor level on Pashley Road, down the side of the property to this apartments main entrance door, Main entrance door.

### Hallway

with stairs rising to the first floor. Doors to all ground floor rooms.

### Lounge

Overlooking the rear of the property.

### Separate W.C.

Low level W.C.

### Bathroom

Bath, wash hand basin

### Utility Room

### Bedroom

Bed included double glazed window.

### Security Deposits

Holding Deposit - £229.61

Security Deposit - £1148.07

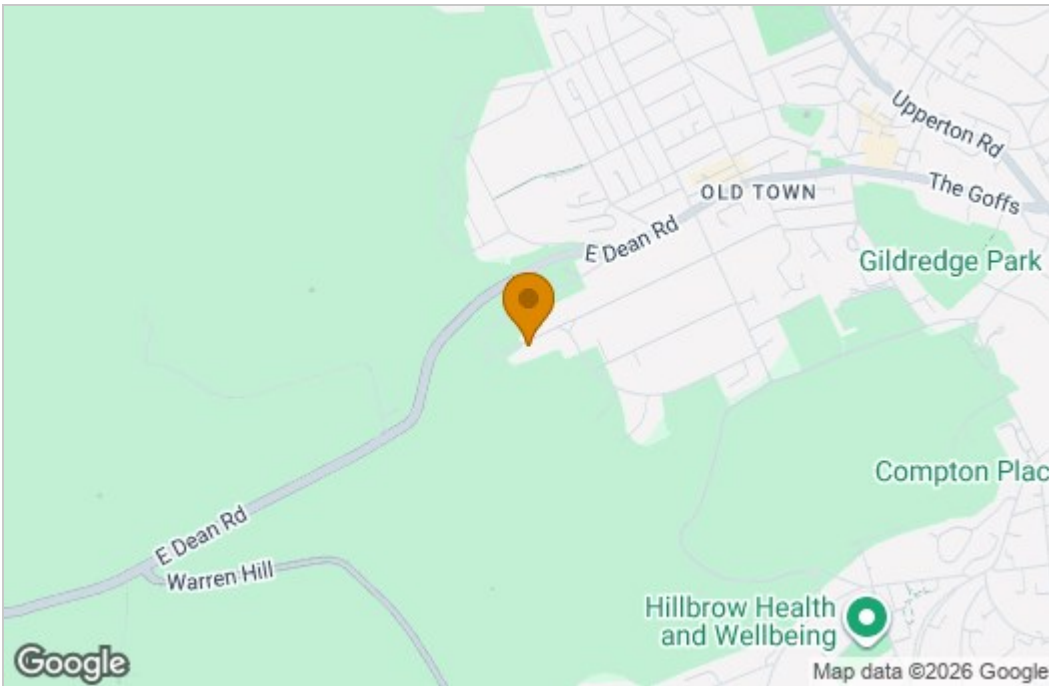
### Council Tax

Band G - Landlord will pay half of this figure!

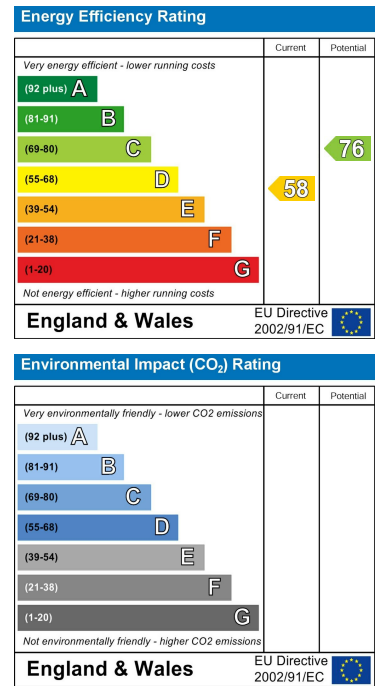


# Floor Plan

# Area Map



# Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.