



# BROOK GAMBLE



## Maisonette 22 Church Street, Eastbourne, BN21 1HS

**£1,700 Per Calendar Month**

EMAIL ENQUIRIES ONLY - Located in the charming old town area of Eastbourne, this splendid four-bedroom maisonette on Church Street offers a perfect blend of modern living and traditional character. Recently refurbished throughout, the property boasts new carpets and fresh decor, creating a bright and inviting atmosphere that is ready for you to move in. The spacious accommodation is ideal for families or those seeking to share accommodation. Each bedroom is generously sized, providing ample space for relaxation and personalisation. The layout of the maisonette ensures a comfortable flow between the living areas, making it perfect for both entertaining and everyday living. Situated conveniently close to local schools and amenities, this property is well-positioned for families and professionals alike. The vibrant community and nearby facilities enhance the appeal of this delightful home, making it a wonderful choice for anyone looking to settle in Eastbourne. Tenants wishing to rent the property must have a joint income of £51,000 per annum in order to pass the referencing process. **NO PETS ALLOWED UNDER TERMS OF THE LEASE.**

## **Accommodation Comprising**

Communal front door

Communal hallway

Main entrance door

Hallway

Stairs rising to 1st floor landing

Window side aspect, laminate wood flooring, radiator, stairs rising to 2nd floor landing.

Kitchen

Fitted in a range of wall and floor cupboards and base units, single sink unit and mixer tap, tiled splashback, complementary worksurface, inset four ring electric hob with extra extractor hood above and electric oven beneath, space and plumbing for washing machine, space for upright fridge freezer, wall mounted gas central heating boiler concealed by cupboard unit with storage cupboard beneath, radiator, laminate wood flooring, bay window with possible dining table area.

Bedroom one

On first floor level, radiator, beautiful feature fire surround, coving to ceiling, double glaze window to front aspect. New carpets.

Bedroom two

On first floor level,  
Radiator, double glaze bay window to side aspect, coving to ceiling. New carpets.

Shower room

Large walking shower cubicle, with wall mounted shower, shower with rainfall shower head, shower attachment and riser rail, fitted splash panels. Wash hand basin vanity unit. Fitted mirror. Low-level WC. Heated towel ladder. Extractor fan unit. Window to rear aspect.

Shower Room

Walk in shower cubicle.

Second floor landing

Double glazed window to side aspect

Laminate wood flooring.

Lounge

With feature fire surround, large storage cupboard, radiator, eaves storage cupboard, television aerial point, laminate wood flooring, two double glazed windows to rear, one double glazed window to side.

Bedroom three

Feature fire surround, radiator, built-in storage cupboard with hanging rail, double glazed window to front aspect. New carpets.

Bedroom four

Radiator with thermostatic control valve, double glazed bay window to front aspect. New carpets.

## **Security Deposits**

Holding Deposit = 1 weeks rent £392.30

Security Deposit = 5 weeks rent £1961.53

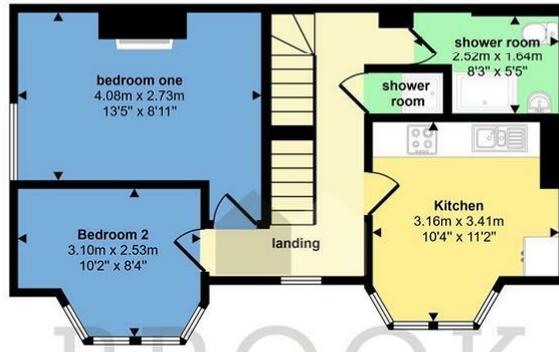
Council Tax Band B EBC

## **Pets**

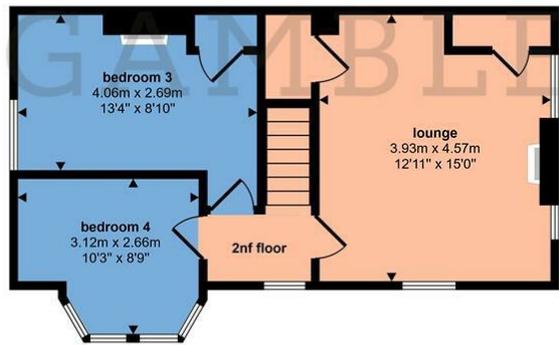
Under the terms of the apartments Lease, Pets are not allowed.

# Floor Plan

Approx Gross Internal Area  
88 sq m / 944 sq ft



First Floor  
Approx 44 sq m / 477 sq ft



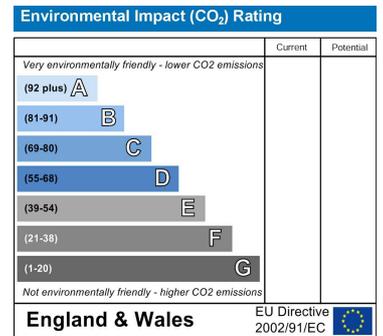
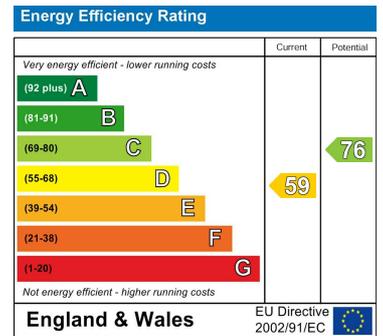
Second Floor  
Approx 43 sq m / 467 sq ft

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.

# 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.