



# BROOK GAMBLE



## Flat 6 Lascelles Mansions 8-10, Eastbourne, BN21 4BJ

**£1,150 Per Calendar Month**

\* EMAIL ENQUIRIES ONLY \* Brook Gamble are absolutely delighted to be offering this two bedroom, top floor apartment located a stones throw from Eastbourne Seafront in Lascelles Mansions.

This delightful recently refurbished immaculately presented apartment is both spacious and bright throughout, and benefits from a large lounge, with sea views!! The property is immaculate throughout and part double glazed, and gas centrally heated and has integrated kitchen appliances and a recently replaced bathroom suite. The landlords are looking for a long term let for the suitable applicants. Available immediately! Any proposed tenants must generate an income in excess of £34,500 in order to successfully pass the referencing process. No pets allowed under the terms of the flats leases.

## **Accommodation Comprising**

Stairs rising to top floor landing

### Hallway

Security entry phone handset, radiator, double glazed window to side aspect.

### Dual aspect Bedroom

Radiator, feature fire surround, picture rail, double glazed window to side double glaze window to rear. Overlooking Devonshire Mansions communal gardens at the rear.

### Bedroom two

Feature fire surround, Radiator, picture rail, double glazed window to rear aspect.

### Bathroom

Newly installed white suite, comprising bath with mixer tap and shower attachment, low-level W.C, wash hand basin, tiled splash back, heated towel ladder, tiled flooring. extractor fan.

### Lounge

Radiator, picture rail, window to front aspect.

### Kitchen

Fitted in a range of wall and floor cupboards and base units, with a single bowl, sink unit and mixer tap, a complimentary works surface, inset four ring new electric hob, with new electric oven beneath, a new extractor heard above, fitted washing machine, upright fridge freezer. Radiator. Window two front aspect.

## **Security Deposit**

Holding Deposit - £265.38

Security Deposit - £1326.92

**NO PETS ALLOWED UNDER THE TERMS OF THE APARTMENTS LEASES.**

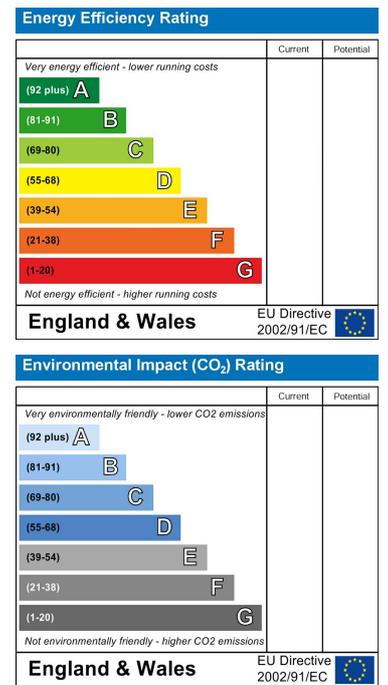
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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