

HUNT FRAME

ESTATE AGENTS



Courtlands Place Wilmington Gardens, Eastbourne, BN21 4FB

£1,250 Per Month



A TWO BEDROOM, second floor flat located adjacent to Eastbourne Theatres and seafront. Recently converted to a high specification, the accommodation comprises Lounge with BALCONY, kitchen with fully integrated appliances, MASTER BEDROOM WITH EN-SUITE, second bedroom and bathroom. Also benefitting from an ALLOCATED PARKING SPACE. Available now.

IF INTERESTED IN THIS PROPERTY, PLEASE CLICK ON 'EMAIL AGENT' OR 'REQUEST DETAILS' TO FILL OUT AN EMAIL CONTACT FORM TO BE GIVEN AN APPLICATION FORM TO COMPLETE. WE ARE UNABLE TO COMPLETE THESE OVER THE PHONE.



SECURITY DEPOSIT £1442
HOLDING DEPOSIT: £288
COUNCIL TAX BAND B

Communal front door with security entry phone to:

Communal entrance hall, lift to second floor. Front door to

Entrance Hall,
Wood flooring, security entry phone.

Kitchen/breakfast room 11'6 x 7'3
Fitted in a range of wall and base mounted cupboards and drawers. Granite work tops with inset sink. Built in oven, hob, microwave and extractor hood. Integrated washing machine, dishwasher, fridge and freezer.

Lounge 17'3 x 9'7
Radiator, TV point, double glazed window and door opening on to balcony.

Dining Area 10'3 x 6'7
Radiator, double glazed window to side.

Bedroom One 14'7 x 12'4
Radiator, double glazed window to front, door to:

En-Suite
In a modern white suite comprising tiled shower cubicle, low level wc, vanity wash basin with cupboards below, heated chrome towel ladder.

Bedroom Two 11'4 x 9'1
radiator, double glazed window to rear.

Bathroom
In a modern white suite comprising panelled bath with shower over, low level wc and vanity wash basin with cupboards below, heated chrome towel ladder.

Allocated parking space.



SECOND FLOOR
Flat 8

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

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