

HUNT FRAME

ESTATE AGENTS



Elms Avenue, Eastbourne, BN21 3DL

£1,000 Per Month

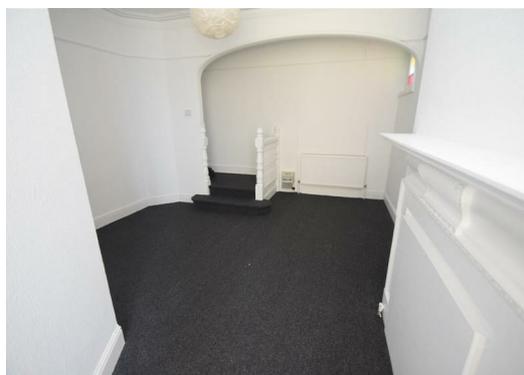


Located adjacent to Eastbourne seafront, close to all the popular tourist attractions and town centre, a SPACIOUS, two bedroom, two reception room GROUND FLOOR flat with use of the communal garden. Also benefitting from gas central heating. Available now.

Holding Deposit : £230

Security Deposit : £1153

Council tax band : B



Entrance - Communal entrance with security entryphone system. Ground floor private entrance door to-

Entrance Hallway - Entryphone handset. Corniced ceiling.

L-Shaped Lounge - 6.91m x 4.06m (22'8 x 13'4) - Picture rail. Corniced ceiling. Feature fireplace. Two radiators. Window to side aspect.

Dining Room - 3.45m x 2.44m (11'4 x 8'0) - Window to rear aspect.

Kitchen - 2.97m x 1.47m (9'9 x 4'10) - Range of wall and floor units, work surface and single bowl sink unit. Tiled splashback. Space for cooker. Utility cupboard with plumbing for washing machine. Two windows to side aspect. Double glazed door to communal garden.

Bedroom 1 - 3.61m x 3.48m (11'10 x 11'5) - Radiator. Built in double cupboard. Two windows to front aspect.

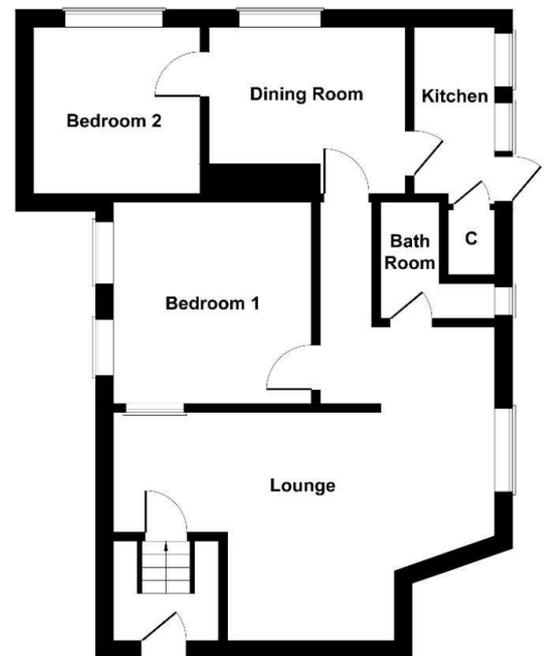
Bedroom 2 - 2.92m x 2.39m (9'7 x 7'10) - Radiator. Window to rear aspect.

Bathroom - Suite comprising panelled bath with electric shower over, pedestal wash hand basin and low level WC. Radiator. Tiled splashback. Window to rear aspect.

Outside - Outside store cupboard and communal gardens.



3 Avenue Mansions



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2022
For Illustrative Purposes Only.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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
		64	
		74	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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