



TOWN RENTALS



01323 417700



2 Bedroom



1 Reception



2 Bathroom

£1,200 PCM



36 Dominica Court, Eastbourne BN23 5TR

Town Rentals are delighted to offer to the market this beautifully presented two double bedroom fourth (top) floor apartment in a gated development offering a passenger lift, a modern fitted kitchen with integrated appliances, living room with balcony and views, modern bathroom, en-suite shower room, gas central heating, double glazing, bike store and secure allocated parking space.

Main Features

- 2 Bedroom 4th (Top) Floor Flat
- Passenger Lift
- Modern Kitchen & Spacious Living Room
- Bathroom & En-Suite Shower Room
- Gas Central Heating & Double Glazing
- Allocated Parking Space & Balcaony
- HOLDING DEPOSIT: £276
- AFFORDABILITY CRITERIA: £36,000 PER ANNUM
- COUNCIL TAX BAND: D
- EPC C

Hallway

With laminate flooring, airing cupboard, storage cupboard, radiator, entry phone and doors to-

Kitchen

8'0" x 7'8" (2.46 x 2.36)

With tiled flooring, part tiled walls, a range wall and base units, single drainer sink unit with mixer tap, built in oven and hob with extractor over, integrated fridge/freezer, integrated washing machine and fixed window into living room.

Living Room

13'5" x 12'3" (4.11 x 3.75)

With laminate floor, TV point, wall lights, radiator, window to rear aspect and doors onto the balcony.

Bedroom 1

17'4" x 9'4" (5.30 x 2.86)

With laminate flooring, built-in wardrobe, radiator, window to the rear aspect, door leading to balcony and door to -

Ensuite Shower Room

With tiled flooring, part tiled walls, heated towel rail, low level WC, basin with mixer tap and shower cubical.

Bathroom

With tiled flooring, part tiled walls, bath with electric shower over, low level WC and basin with mixer tap.

Bedroom 2

11'0" x 11'1" (3.37 x 3.38)

With laminate flooring, radiator, double wardrobe, single wardrobe and window to front aspect.

Outside

A parking space in a secure car park and separate bike store.

Other information

****Whilst we make every effort to ensure these details are accurate, we are unable to check telephone and TV connection points, inspect loft access or check the working condition of appliances. To a large extent we do rely on the information provided by the landlord. Contractual obligations may require the rent, holding deposit and tenancy deposit to differ in price than what is outlined above****

