

# HUNT FRAME

ESTATE AGENTS



## 35 Silverdale Road, Eastbourne, BN20 7AT

£795



Hunt Frame are pleased to bring to the rental market a one bedroom converted top period floor flat, ideally located close to the seafront within the much sought after Lower Meads area of Eastbourne. Set conveniently close to the seafront and a short walk to the town centre, this flat is sure to go quickly! Available now.

1 weeks rent as a holding deposit: £183.46

5 weeks rent as a security deposit: £917.30

Eastbourne Council Tax Band A



### Communal Entrance

Enter through the communal doors, with stairs to the top floor

### Entrance

Via the flats own private door to inner hallway

### Reception

14'3" x 11'11" (4.34m x 3.63m)

With carpeted flooring, 2 sash single glazed windows to the rear and electric heater.

### Kitchen

With wall and base units, built in electric oven and electric hob, plumbing for washing machine, single glazed window to the side, vinyl flooring

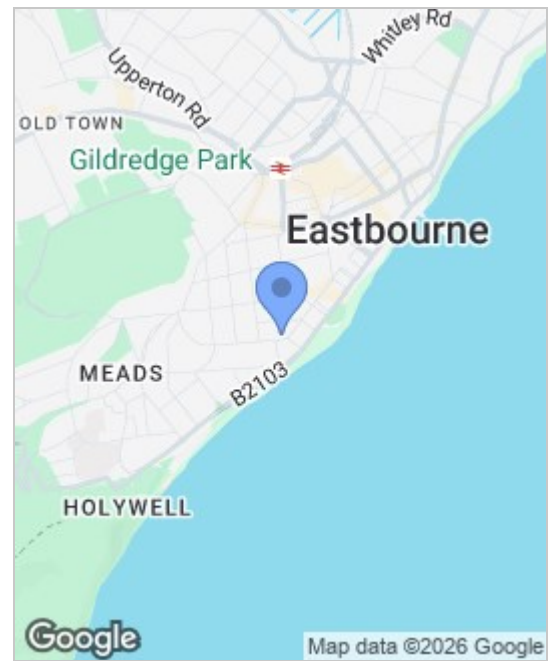
### Bedroom

12'4" x 10'3" (3.76m x 3.12m)

Carpeted flooring, two single glazed sash windows, electric heating

### Bathroom

With a white suite of wash hand basin, bath with electric shower over, w.c. Vinyl flooring



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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.