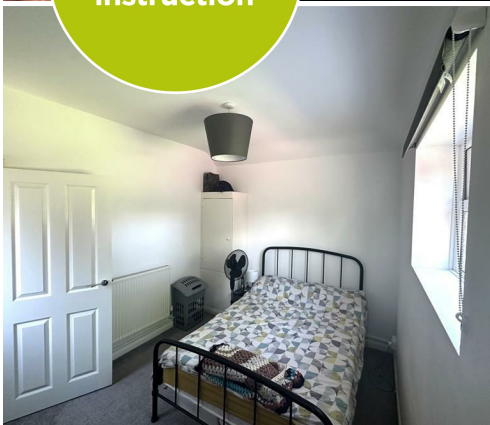




HOME + CASTLE
ESTATE AGENTS

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Old Orchard Road, Eastbourne, BN21

| Flat | 1 Bedrooms

Home + Castle are pleased to present this one bedroom ground floor flat situated in the popular Saffrons area within a few minutes walking distance of the town centre and mainline railway station. Forming part of this attractive residence the flat benefits from double bedroom, lounge and modern bathroom and kitchen. Further benefits include double glazing, gas central heating. Direct access to the communal garden. Viewing highly recommended and LONG TERM LET.

TO LET
£850 PER
MONTH

Approach

Private entrance to the side of the property accessed via the driveway.

Lounge 12'8 x 11'11 (3.86m x 3.63m)

Dual aspect double glazed window, carpet, radiators, fitted light and power points.

Kitchen 7'7 x 4'10 (2.31m x 1.47m)

Modern fitted base, wall and drawer units with fitted work surfaces, stainless steel sink, fitted oven, hob and extractor fan, double glazed window, space for fridge freezer and washing machine, radiator, tiled flooring, spotlights and power points.

Bedroom 9'10 x 9 (3.00m x 2.74m)

Dual aspect double glazed windows to rear aspect, radiator, carpet, power socket and fitted light.

Bathroom

A modern suite comprising of a panelled bath with fitted shower, pedestal wash basin, W/C, double glazed window, ladder style radiator, tiled floor, extractor fan and spotlights.

Communal garden

The garden is accessed via the side entrance. Mainly laid to lawn with flower and shrub borders.

Council Tax



A

Floor Plan

Area Map



Energy Efficiency Graph

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

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