



**HOME + CASTLE**  
ESTATE AGENTS

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## Jevington Gardens, Eastbourne, BN21 Studio Apartment

Well presented, lower ground floor, good sized Studio Apartment, located to the front of the property. Kitchen with range of cupboards, drawer and worktops. Shower room. Double glazed with electric heating. Additional built-in cupboards for storage.

Great location, within minutes of the seafront, local parks, shops and Eastbourne town centre.

Please Note - This is a "No Smoking" Building.

**TO LET**  
**£625 PCM**

### **Dimensions**

All dimensions supplied are for guidance purposes only and do not form part of any contract. No systems or services have been tested.

### **Open Plan Living Area 18'8" incl bay x 12'5" (5.69m incl bay x 3.78m)**

Fitted kitchen with range of cupboards, drawer, worktops and stainless steel sink. Wash basin by door to shower room, double glazed bay windows with blinds to front of property, power points, Dimplex wall-mounted electric heater, pendant lights x 2 plus carpet.

### **Shower Room 5'3" x 4' (1.60m x 1.22m)**

Cubicle with electric shower. WC, extractor fan, cupboards and vinyl flooring.

### **Additional Information**

Please Note - This is a "No-Smoking" Building.

1 weeks rent as a holding deposit £144

5 weeks rent as a security deposit £721

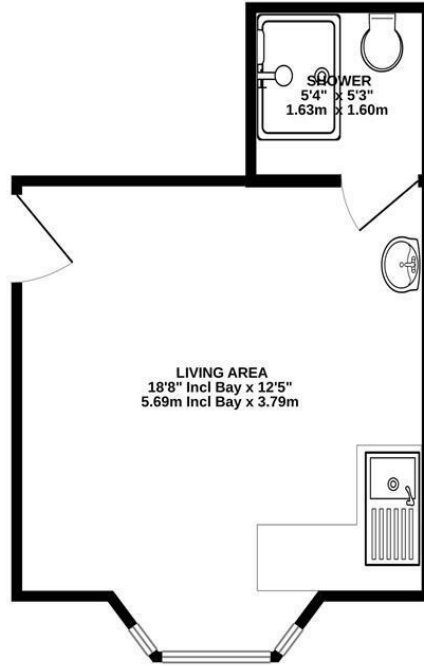
Flat 1 - Energy Performance Rating D.

Eastbourne Council Tax Band A - Currently £1,610.97 p.a.

Single Person Occupancy - Council Tax £1,208.23 p.a.

# Floor Plan

STUDIO APARTMENT  
194 sq.ft. (18.0 sq.m.) approx.



STUDIO APARTMENT LOWER GROUND FLOOR

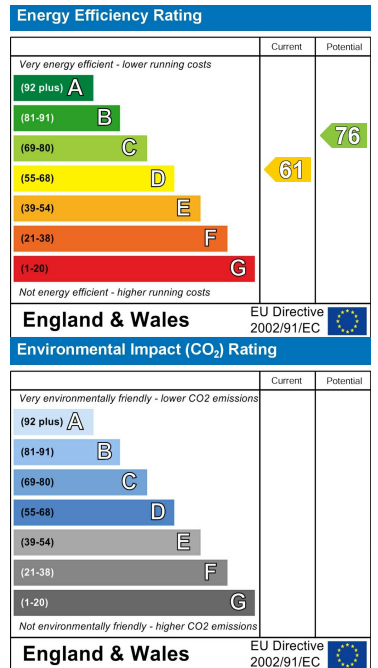
TOTAL FLOOR AREA: 194 sq.ft. (18.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



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