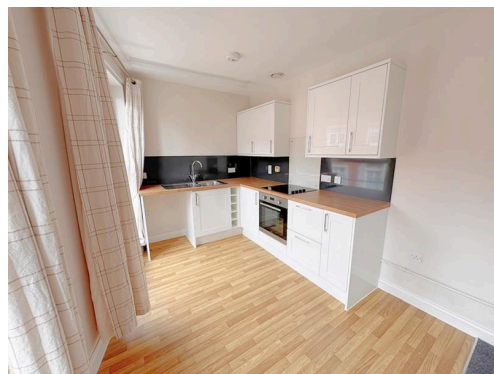


**GROVE ROAD, EASTBOURNE
EAST SUSSEX, BN21 4UH
£995 MONTHLY**



PRESTIGIOUS DEVELOPEMENT IN 'LITTLE CHELSEA' | EXECUTIVE STYLE ONE BEDROOM APARTMENT
| INTERCOM SECURITY SYSTEM | STYLISH AND CONTEMPORARY APARTMENTS
| NEUTRAL DECOR THROUGHOUT | HIGHLY SOUGHT AFTER LOCATION
| CONCIERGE / ON SITE ATTENDANCE SERVICE | AVAILABLE NOW, stc

Henry Adams Lettings in Haywards Heath are delighted to offer this prestigious and recently converted executive style one bedroom apartment which is situated in the highly sought after area of 'Little Chelsea' in Eastbourne within close proximity to the train station and vibrant shopping/dining quarter. EPC- C

The apartment is situated on the second floor and entry is through a secure telephone entry system. Accommodation briefly comprises, spacious entrance hall, well proportioned bedroom with in built storage, modern bathroom with white suite, attractive neutral kitchen with built in appliances and open plan living space.

The property also benefits from double glazing, electric heating, lift access and the opportunity to access underground parking at an additional cost. Viewing is strongly recommended in order to appreciate the high level of new accommodation on offer.

Material Information

Type of Property - Second Floor One Bedroom Apartment

Construction - Brick and Flat/Pitched Roof

Rooms - See Description for Measurements.

Utility Information - Electric Only (No Gas) & Fresh Water supplied by South East Water

Sewerage - Mains drainage (Southern Water)

Heating - Electric Heaters

Broadband - TBC (Download speed available from Ofcom or your provider)

Mobile Reception - Multiple Networks Available (Information available from Ofcom)

Parking - No allocated parking - Restricted Roads within the proximity of the apartment.

Building Safety - No issues known to agent.

Restrictions (Lease, Building Status, Covenants) - No commercial vehicles.

Rights and Easements - No issues known to agent.

Flood Risk - Very low risk

Coastal Erosion - Property is relatively close to coastline.

Planning Permission or Proposal for development (Local authority postcode search) - Planning applications nearby please see local authority website for further information.

Property accessibility/adaptations - Flat access to the main entrance. Stairs to all floors and a lift to all floors. Ramp access to the basement from the main road.

Coalfield or mining area - TBC

Hallway

Spacious hallway with telephone entry system.

3.4m x 3.0m

Kitchen

The modern and well proportioned kitchen contains high and low level cupboards, oven, hob, extractor fan and space for fridge/freezer and washing machine.

2.3m x 8.8m (open to the lounge)

Open plan living space

A cosy living room with large windows allowing ample light into the space. Open to the kitchen space.

8.8m x 4.3m (at widest point)



Bedroom

A bright and well appointed bedroom with wardrobes (housing hot water tank). Window and carpet to floor.

3.8m x 3.5m

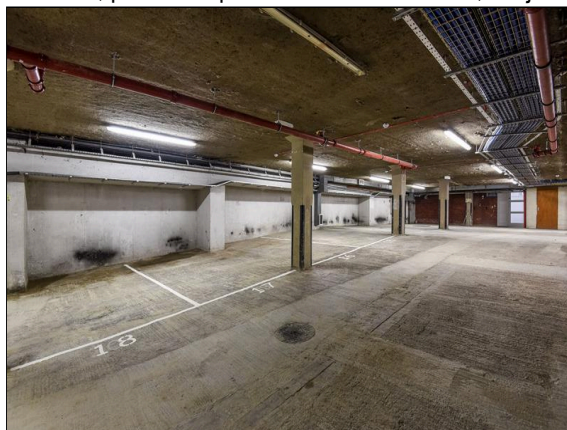
**Bathroom**

A modern 'white suite' bathroom with chrome finishes comprising of bath, shower overhead, glass shower screen, wc, basin.

2.3m x 1.9m

**Underground Parking**

This can be provided at an additional cost, please enquire for more information, subject to availability.



Surrounding area



Double Glazing

EPC

Energy performance certificate (EPC)

Flat 14 Little Chelsea Cloisters 68 Grove Road EASTBOURNE BN21 4UH	Energy rating C	Valid until:	6 December 2025
		Certificate number:	8594-7773-1939-6997-7053

Property type	Top-floor flat
Total floor area	55 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For clarification, Henry Adams wish to inform prospective tenants that these lettings particulars have been prepared in good faith to give a fair overall view of the property. We have not undertaken a structural survey, nor tested that any of the services, appliances, equipment or facilities are in good working order. Any area, distances or measurements referred to are given as a GUIDE ONLY and should not be relied upon. If such details are fundamental to a let please contact this office for further information. All measurements are approximate and should not be relied upon for carpets or furnishings. Photographs within our detailed particulars/brochure may include lifestyle and or local views pictures. Also there may be internal/external photographs including chattels not included with the property for let.

**For more information or to view this property please contact
Henry Adams
1 Park Parade, Haywards Heath
West Sussex, RH16 4LX**

The quoted monthly rent does not include the deposit or other charges that might apply. For more details on our renting process, including our agency terms and conditions of business please visit <http://www.henryadams.co.uk/lettings/process-and-fees-horsham>

Details correct: 21st March 2025

Ref: 322663