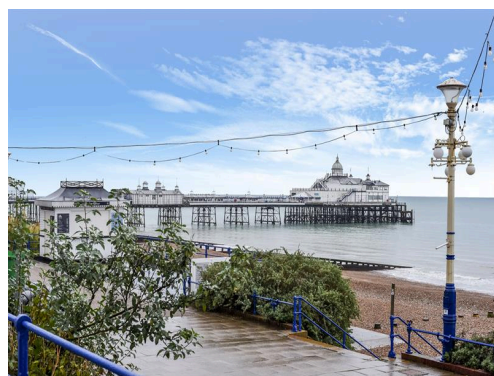


**GROVE ROAD, EASTBOURNE
EAST SUSSEX, BN21 4UH
£875 MONTHLY**



PRESTIGIOUS DEVELOPMENT IN 'LITTLE CHELSEA'
| INDIVIDUALLY DESIGNED STYLISH AND CONTEMPORARY APARTMENTS | INTERCOM SECURITY SYSTEM
| EXECUTIVE STYLE APARTMENT | CONCIERGE / ON SITE ATTENDANCE SERVICE
| UNDERGROUND PARKING AT ADDITIONAL COST | AVAILABLE MID-OCT

Henry Adams Lettings in Haywards Heath are delighted to offer this converted and well presented 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 Rating - C.

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

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

Communal Hallway

A bright and modern communal entrance hallway.

Entrance Hall

Hallway with secure telephone entry system.

6.11m x 1.09m

Kitchen

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

2.5m x 2.21m

Living Room

A bright and airy, spacious open plan living / dining room.

4.2m x 3.82m

**Bedroom One**

A well proportioned double bedroom with built in storage / wardrobe.

4.26m x 3.22m

Bathroom

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

2.16m x 1.9m



Underground Parking

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

Double Glazing

Electric Heating

EPC

Energy performance certificate (EPC)

Little Chelsea Cloisters 68 Grove Road EASTBOURNE BN21 4UH	Energy rating C	Valid until:	October 2025
		Certificate number:	8592

Property type
Mid-floor flat

Total floor area
50 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 \(https://www.epc.org.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.epc.org.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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: 12th September 2025

Ref: 322647