



Charles Cox
Property Lettings



2 BRADFORD COURT FIRLE ROAD EASTBOURNE

£1,100 PCM

AVAILABLE IMMEDIATELY UNFURNISHED - This fully refurbished two bedroom ground floor apartment is conveniently located within walking distance of Eastbourne Town Centre's amenities, and Mainline Train Station. The property comprises of a separate living room looking out onto Firle Road, kitchen comprising of a number of wall and base units, with space and plumbing for a washing machine, space for a freestanding fridge freezer, electric oven and gas hob, a stainless steel sink and drainer, there are also two separate larder style cupboards. Master bedroom is a double looking out onto the front of the property. Bedroom Two is a double and has views out to the rear of the property. Family bathroom with radiator, shower over bath, basin and w/c. The property benefits from a gas combi boiler, UPVC double glazed windows throughout, close by to bus routes and walking distance to Eastbourne's Mainline Railway Station. EPC - C. Council Tax Band - B £1,879.46 for the period 2024/25 (this is not included within the rent). Rent excludes Tenancy Deposit and any other permitted payments. Please contact us for further information.



- TWO DOUBLE BEDROOMS • PURPOSE BUILT GROUND FLOOR APARTMENT • GAS CENTRAL HEATING • WALKING DISTANCE TO THE SEAFRONT

COMMUNAL ENTRANCE

Access to the building via Firle Road.

COMMUNAL HALLWAY

APARTMENT ENTRANCE

HALLWAY

LVT flooring, Radiator, Entryphone, Storage Cupboard, Doors leading to all rooms:

LIVING ROOM

LVT flooring, Radiator, Large UPVC window to front.

KITCHEN

LVT flooring, Radiator, range of wall and base units with worktop over, stainless steel sink drainer and mixer tap, electric oven and gas hob, space and plumbing for washing machine, space for freestanding fridge freezer, UPVC window to the rear, two larder style cupboards one with a window housing boiler and one housing consumer unit.

MASTER BEDROOM

LVT flooring, radiator, cupboard, UPVC window to front.

BEDROOM TWO

LVT flooring, radiator, cupboard, UPVC window to rear.

FAMILY BATHROOM

Tiled floor and walls, white suite comprising: bath with shower over, basin, w/c, heated towel radiator, UPVC window to rear.

PARKING

On street parking.

COUNCIL TAX BAND

This property is currently rated by Eastbourne Borough Council at Band (B) which is approximately £1,879.46 for the period 2024/25 and is excluded from the rent.

REFERENCES & HOLDING PAYMENT

* IMPORTANT *

Please be advised that we will require a holding payment which is the equivalent of one weeks rent prior to starting referencing to secure the property. This will be held until the date of move in and will then be deducted from your final rent amount.

If you decide not to proceed with the tenancy, provide false or misleading information, fail a right to rent check or fail to take reasonable steps to enter into a tenancy agreement, then we will retain the holding payment to cover costs incurred.

If you require further clarification on the above, please do not hesitate to contact us on 01323 894400 or email info@charlescox.co.uk.

MEASUREMENT INFORMATION

Charles Cox Lettings wish to inform prospective applicants that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING INFORMATION

To arrange a view of this property please contact CHARLES COX LETTINGS for an appointment. Our opening hours are Monday to

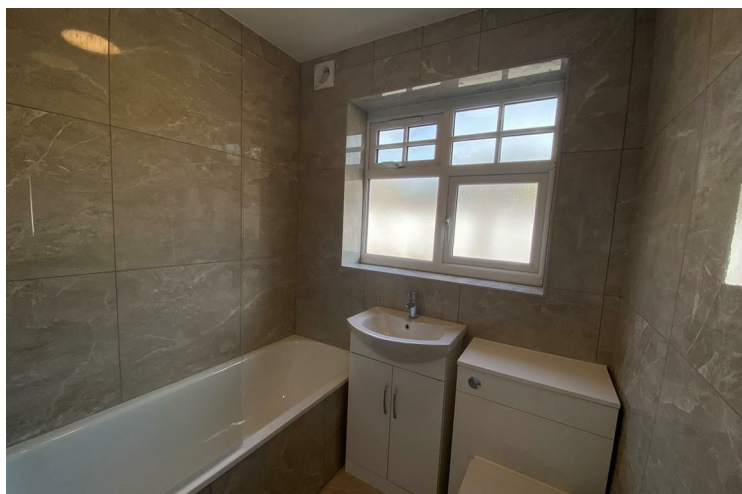


- SEASIDE AREA OF EASTBOURNE • REFURBISHED 2024 • FREE ON STREET PARKING • SUITABLE FOR A SINGLE OR PROFESSIONAL COUPLE • EPC - C • COUNCIL TAX - B

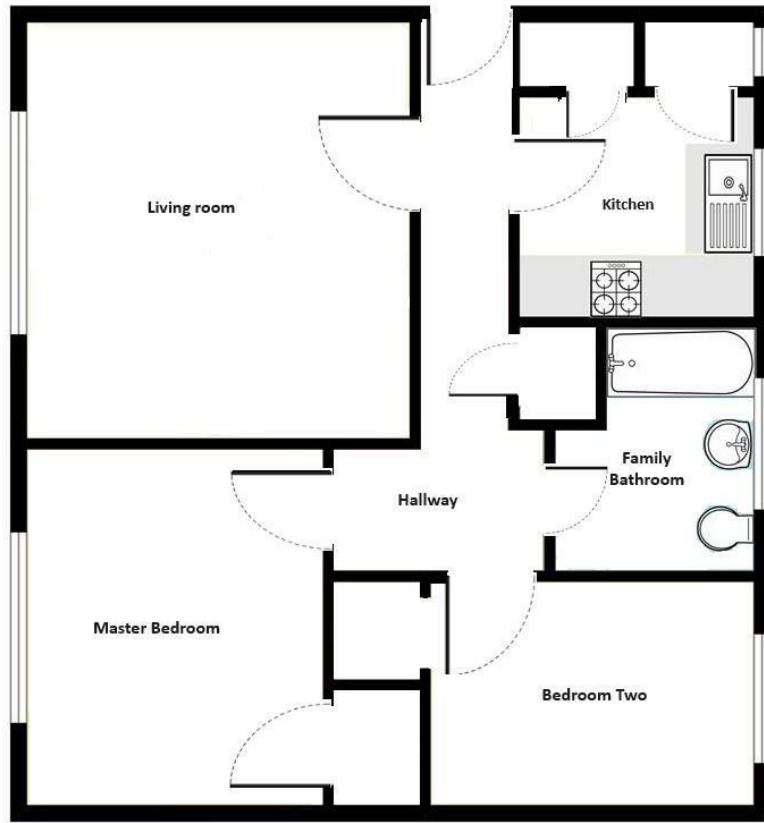
Friday 9:00am - 5:30pm please call 01323 894400 or email info@charlescox.co.uk.

MOBILE PHONE & BROADBAND COVERAGE

For mobile phone and broadband information, please use the following website: www.checker.ofcom.org.uk



GROUND FLOOR
729 sq.ft. (67.7 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	76
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Willingdon
7 The Triangle
Willingdon
East Sussex
BN20 9PJ

01323 894 400
info@charlescox.co.uk

