



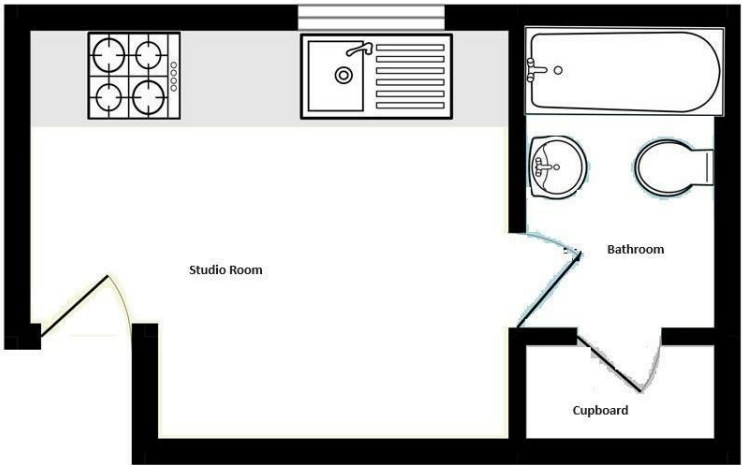
18 DYKE HOUSE 106-114 SOUTH STREET EASTBOURNE, BN21 4LZ

£735 PCM

AVAILABLE BEGINNING OF JULY UNFURNISHED - This Studio Apartment is on the ground floor and is conveniently located within walking distance of Eastbourne Town Centre's amenities, Eastbourne's Seafront, and the Theatres. The property comprises of an open plan kitchen/studio room comprising of a number of wall and base units, with space and plumbing for a washing machine, electric oven and hob, a stainless steel sink and drainer. Studio room is cosy with part carpet and part tiled flooring. Bathroom with heated towel radiator, bath with shower over, basin and w/c. The property benefits from hot water cylinder and electric boiler, wooden sash windows, close by to bus routes and walking distance to Eastbourne's Mainline Railway Station. EPC - D. Council Tax Band - A £1,610.97 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.



GROUND FLOOR
 148 sq.ft. (13.7 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	73
(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

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