



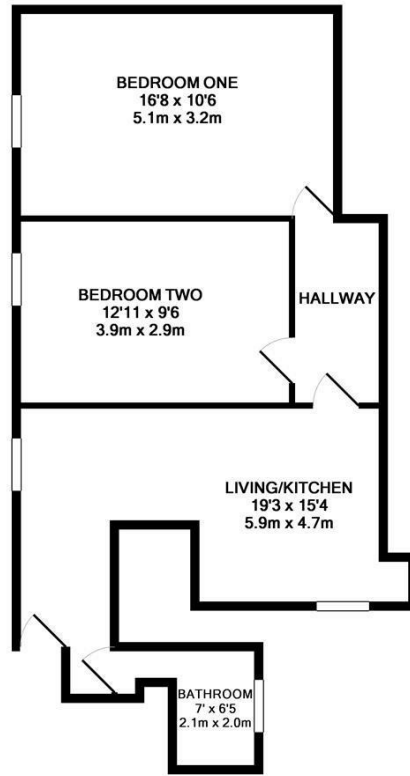
20 DYKE HOUSE 106-114 SOUTH STREET EASTBOURNE, BN21 4LZ

£1,100 PCM

AVAILABLE BEGINNING OF JULY UNFURNISHED - This two bedroom lower ground floor apartment 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/living room comprising of a number of wall and base units with worktop over, space and plumbing for a washing machine, space for fridge freezer, electric oven and hob, a stainless steel sink and drainer, leading into the Living room comprising of carpet, TV points, UPVC double glazed window to side of the building with no views. Master bedroom is a double looking out onto the side of the property with UPVC double glazed window with no views. Bedroom Two is a double and has UPVC double glazed window with no views out to the side of the property. Family bathroom with heated towel radiator, shower over bath, basin and w/c. The property benefits from electric boiler, UPVC double glazed windows throughout, close by to bus routes and walking distance to Eastbourne's Mainline Railway Station. EPC - D. 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.



Charles Cox
Property Lettings



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D	55		
(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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