



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

£875 PCM

AVAILABLE END OF JUNE UNFURNISHED - This one bedroom first floor apartment is conveniently located within walking distance of Eastbourne Town Centre's amenities, Seafront, and Mainline Train Station. The property comprises of an open plan kitchen/living room 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 hob, a stainless steel sink one & a half bowl and drainer opening up to living room which has two wooden sash windows and communal TV and satellite points. Master bedroom is a double looking out onto the rear of the property. Shower room with heated towel radiator, shower cubicle, basin, w/c, and has a obscured window. The property benefits from a heated water cylinder and an electric boiler, wooden sash single glazed windows throughout, close by to bus routes and walking distance to Eastbourne's Mainline Railway Station and a lift to all floors. 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.



Charles Cox  
Property Lettings

GROUND FLOOR  
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA: 341 sq.ft. (31.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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