



Charles Cox  
Property Lettings



2, 60 GROVE ROAD  
EASTBOURNE

£1,000 PCM

AVAILABLE NOW UNFURNISHED - This Two Bedroom second floor (Top) 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 area comprising of a number of wall and base units, with space and plumbing for a washing machine, built in oven, hob and extractor hood, a stainless steel sink and drainer. Master Bedroom is a double and Bedroom Two is a single. Bathroom with shower over bath, radiator, basin and w/c. The property benefits from Gas Central Heating, 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.



- TWO BEDROOM APARTMENT • SECOND FLOOR (TOP) • GAS CENTRAL HEATING • SEAFRONT & PARKS WITHIN WALKING DISTANCE

### COMMUNAL ENTRANCE

Access from York Road.

### COMMUNAL HALLWAY

Stairs to first floor.

### APARTMENT ENTRANCE

### HALLWAY

Small entrance hallway with stairs leading to second floor where there is a split level landing and stairs leading to further hallway/landings, single glazed sash window, carpet, entryphone, room thermostat, radiator, doors to all rooms:

### OPEN PLAN KITCHEN/LIVING ROOM

### LIVING ROOM

Carpet, single glazed wooden sash window, radiator, feature fireplace, built in storage, opening to:

### KITCHEN

Vinyl flooring, range of wall and base units with worktop over, stainless steel sink and drainer with mixer tap, electric oven, gas hob, space and plumbing for washing machine, space for freestanding fridge freezer.

### BEDROOM ONE

Carpet, radiator, feature fireplace, single glazed wooden sash window.

### BEDROOM TWO

Carpet, radiator, wall mounted boiler, 2 x single glazed wooden sash windows.

### BATHROOM

Vinyl flooring, shower over bath, basin, w/c, radiator, single glazed window.

### PARKING

To park in the surrounding streets you will need to apply for a Residents Parking Permit through Eastbourne Borough Council for an annual cost, please visit [www.eastsussex.gov.uk/parking/permits/eastbourne](http://www.eastsussex.gov.uk/parking/permits/eastbourne) for more information.

### COUNCIL TAX BAND

This property is currently rated by Eastbourne Council at Band A which is approximately £1,610.97 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](mailto: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 &





- TOWN CENTRE LOCATION • CLOSE BY TO AMENITIES • PARKING PERMIT REQUIRED TO PARK ON THE STREET • SUITABLE FOR A SINGLE PERSON OR COUPLE • EPC - D • COUNCIL TAX - A

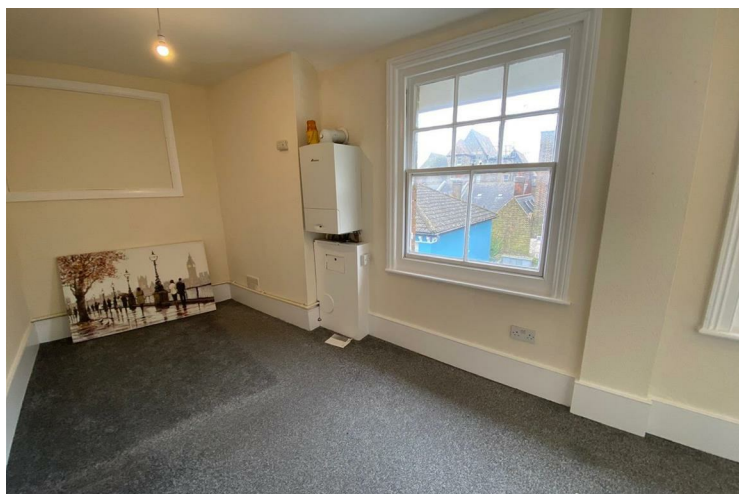
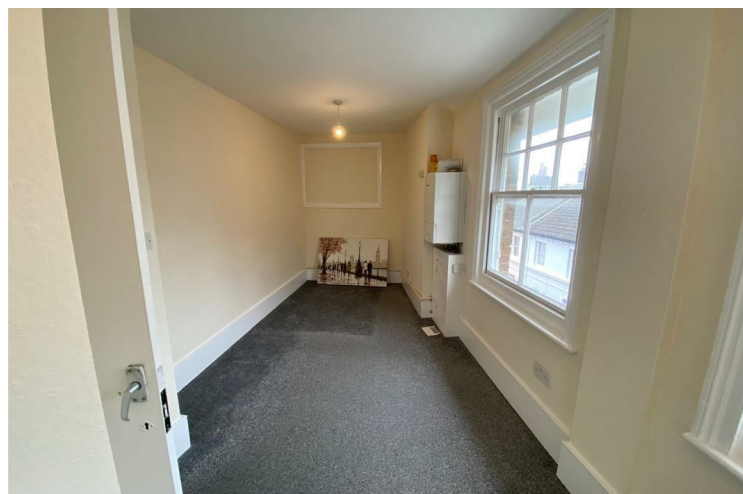
specific fittings. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets and furnishings.

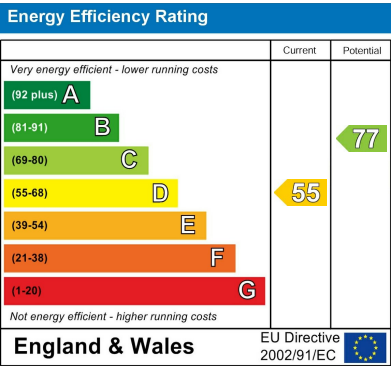
#### **VIEWING INFORMATION**

To arrange a view of this property please contact CHARLES COX LETTINGS for an appointment. Our opening hours are Monday to Friday 9:00am - 5:30pm please call 01323 894400 or email [info@charlescox.co.uk](mailto:info@charlescox.co.uk).

#### **MOBILE PHONE & BROADBAND COVERAGE**

For mobile phone and broadband information, please use the following website: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)





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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