



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

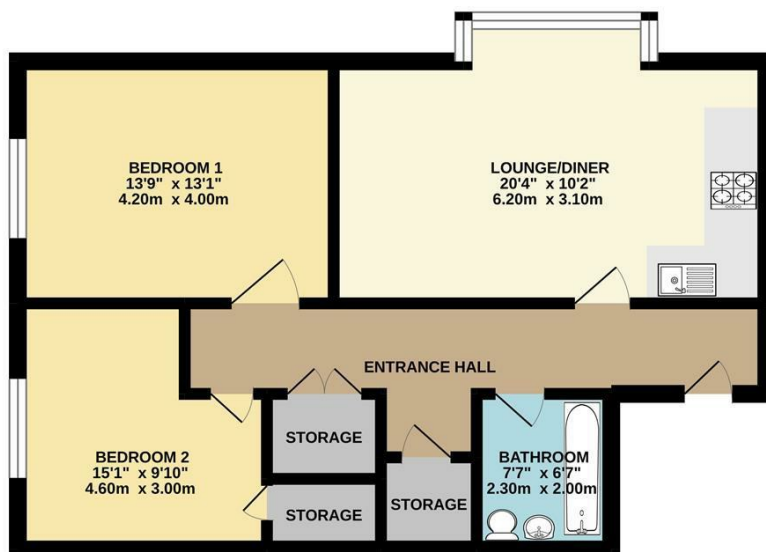
£1,100 PCM

AVAILABLE BEGINNING of AUGUST UNFURNISHED - This two bedroom first floor apartment is conveniently located within walking distance of Eastbourne Town Centre's amenities, Eastbourne's Seafront, and the Theatres. The property comprises of a open plan kitchen and living room, kitchen comprises a number of wall and base units with worktop over, space and plumbing for a washing machine, space for a under counter fridge, electric oven and hob, a stainless steel sink drainer and mixer tap. Living room has carpet, TV points, wooden sash window to side of the building. Master bedroom is a double looking out onto the front of the property. Bedroom Two is a double and has views out to the front of the property. Family bathroom with heated towel radiator, shower over bath, basin and w/c. The property benefits from electric boiler and hot water cylinder, wooden sash windows throughout, close by to bus routes and walking distance to Eastbourne's Mainline Railway Station. EPC - E. Council Tax Band - B £1,969.72 for the period 2025/26 (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

FIRST FLOOR
384 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 384 sq.ft. (35.6 sq.m.) approx.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	55
(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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