



17 LUSHINGTON ROAD EASTBOURNE

£1,000 PCM

AVAILABLE NOW - UNFURNISHED - This one bedroom first floor flat is conveniently located within walking distance of Eastbourne Town Centre's amenities, Seafront, and Mainline Train Station. The property comprises of an kitchen which comprise a range of wall and base units with built in oven and hob, space and plumbing for washing machine, stainless steel sink and drainer. Living room with two radiators and double glazed windows to bay. Bedroom is a double with the added benefit of a study/office. The property benefits from gas central heating, double glazed windows throughout, close by to bus routes and walking distance to Eastbourne's Mainline Railway Station. EPC - D. Council Tax Band - B £1,969.71 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.



- One Bedroom Flat • First Floor • Additional Room for Office/Study • Gas Central Heating • Double Glazed Windows

Communal Entrance

Stairs leading up to:

Separate Entrance to Flat

Hallway

Entry phone. Window.

Lounge

Two radiators. Double glazed windows to bay. Built in cupboard.

Study/Office

Radiator. Double glazed window.

Bedroom 1

Radiator. Double glazed window. Two built in cupboards.

Bathroom

White suite comprising panel enclosed bath with shower over and shower screen, pedestal hand basin and low level W.C. Tiled walls. Double glazed window. Extractor fan.

Kitchen

Range of wall and base units, inset sink unit with worktop surface. Built in oven and hob. Space for washing machine. Tiled splash back. Built in cupboards. Wall mounted boiler. Double glazed window.

Parking

On road parking in where a parking permit is required from Eastbourne Borough Council.

Council Tax Band

This property is currently rated by Eastbourne Borough Council at Band B which is approximately £1,969.71 for the period 2025/26 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 option 2 or email lettings@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 & 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 option 2 or email lettings@charlescox.co.uk.

Mobile Phone & Broadband Coverage

For mobile phone and broadband information, please use the following website: www.checker.ofcom.org.uk



- Close By to Beach and Parks
- Town Centre Location
- On Street Parking with a Permit from Council



First Floor



| 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 | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

The current energy efficiency rating is 63, and the potential rating is 71.

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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