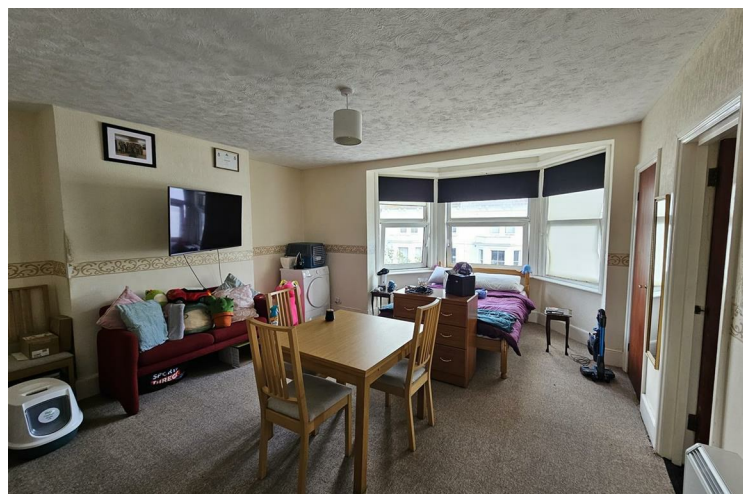




PARK LODGE EASTBOURNE

£775 PCM

AVAILABLE EARLY NOVEMBER- This UNFURNISHED top floor studio flat is conveniently located within walking distance of Eastbourne Town Centre's amenities, Eastbourne's Seafront, and the Theatres. The property comprises of a kitchen, studio area and bathroom. The property benefits from UPVC windows and electric storage heaters and within walking distance to Eastbourne's Mainline Railway Station. EPC - E. Council Tax Band - A (this is not included within the rent). Rent excludes Tenancy Deposit and any other permitted payments. Please contact us for further information.



- Top Floor Flat • Studio Flat • Storage Heaters • Close by to Beach and Parks • On Street Parking with Permit from Eastbourne Council • EPC - E • Council Tax Band A

Communal Entrance

Stairs leading up to Flat Entrance door.

Hallway

Entrance hall with storage cupboard. Entry phone.

Studio Room

Large bay window to front. A large and airy room with storage cupboard/wardrobe. Door to:

Kitchen

Range of wall and base units with inset sink unit and worktop surfaces, built in oven, hob and extractor hood, Washing machine. Fridge. Window to front.

Bathroom

Panel enclosed bath with shower over and shower screen. Low level W.C. Pedestal hand basin. Part tiled walls

Parking

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

Council Tax Band

This property is currently rated by Eastbourne Borough Council at Band A 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 1 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.

Mobile Phone & Broadband Coverage

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

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 1 or email lettings@charlescox.co.uk.







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		
		76
	39	

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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