



HOME + CASTLE
ESTATE AGENTS

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VIEWING HIGHLY
RECOMMENDED



Seaside, Eastbourne, BN22 7QL

| Flat - Conversion | 1 Bedrooms

A ground floor one bedroom apartment that comes with a private rear garden. The accommodation affords living room, separate kitchen, bedroom and bathroom. It has double glazing throughout as well as gas central heating. It is ideally located close to Eastbourne's seafront and within walking distance of the town centre and train station. Available to view now.

TO LET
£850

Location

The property is perfectly located one road back from Eastbourne's seafront and promenade; ideal for those wanting to live by the sea. Nearby you will also find local shops, amenities and bus routes. Eastbourne town centre is within walking distance as well as the train station which is less than a mile away.

Communal Entrance

The communal entrance door leads through the hallway to the flat entrance door.

Hallway

Living Room 13'11" x 9'10" (4.25 x 3)

Bay window double glazed sash units. Radiator, ceiling light and wood effect flooring.

Kitchen 13'5" x 9'6" maximum of (4.1 x 2.9 maximum of)

Fitted with a range of wall and floor units, complementary worktop and stainless steel sink with drainer. Double glazed patio doors that lead out to the rear garden. Vinyl flooring and ceiling light.

Bedroom 13'9" x 9'10" (4.2 x 3)

Double glazed windows, carpet and radiator. Door into;

Bathroom 9'10" x 8'0" (3 x 2.45)

White suite comprising of bath with shower over, toilet and basin. Cupboard housing hot water cylinder. Double glazed window with obscured glass. Radiator, ceiling light and vinyl flooring.

Rear Garden

The private rear garden is mainly paved with a small grass area. Rear access gate.

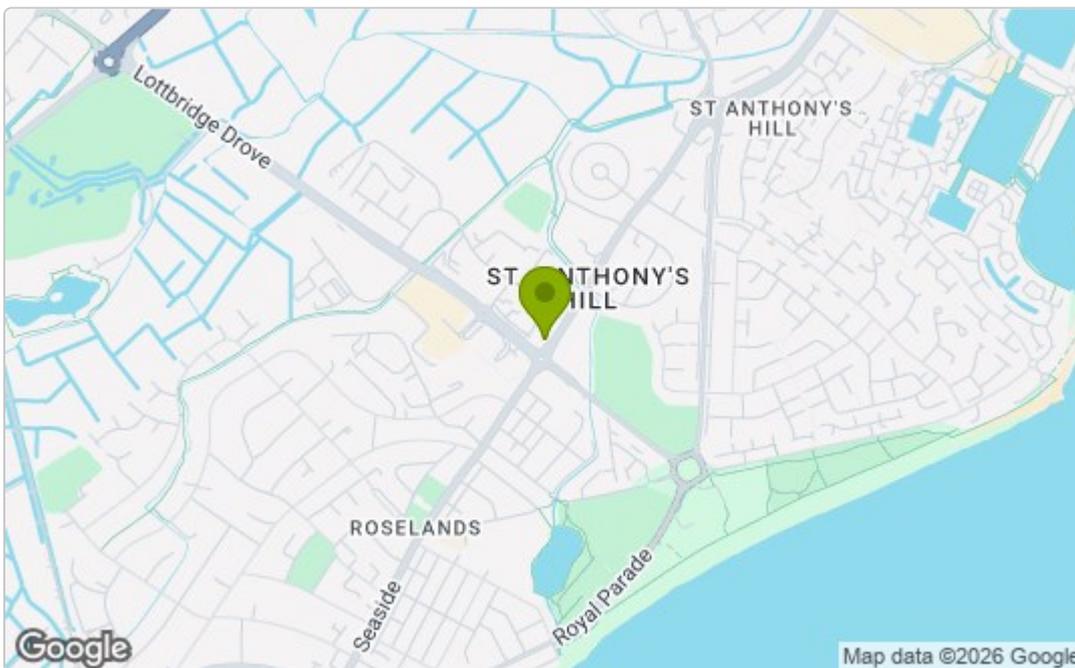
Additional Information

EPC rating: C

Council Tax Band: A

Floor Plan

Area Map



Energy Efficiency Graph

| 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  | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC  | |

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