



## 17 PELHAM PLACE SEAFORD, BN25 1EN

£1,250

AVAILABLE IMMEDIATELY UNFURNISHED - This newly refurbished second floor two bedroom apartment, conveniently located in the Town Centre of Seaford close by to the shops and Seaford Train Station. The apartment comprises of an galley style kitchen with a range of wall and base units with worktop over, electric oven, gas hob, stainless steel sink, larder cupboard. space and plumbing for a washing machine, space for a freestanding fridge freezer, double glazed windows to rear, lounge with three wooden sash windows having sea views, newly fitted bathroom with shower over bath, basin, w/c, window. The property benefits from gas central heating, double glazed windows, on road parking. EPC - C. Council Tax Band - A £1,752 (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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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

Eastbourne  
 106 South Street  
 Eastbourne  
 East Sussex  
 BN21 4LZ

01323 894 400  
 info@charlescox.co.uk

