

FLAT 3, 11 CARLISLE ROAD EASTBOURNE

£1,150 PCM

AVAILABLE NOW - This newly redecorated two bedroom UNFURNISEHD second floor (top) 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, living room, two double bedrooms and bathroom. The property benefits from Gas Central Heating, wooden sash windows throughout, newly redecorated and new flooring throughout and within walking distance to Eastbourne's Mainline Railway Station. EPC - E. Council Tax Band - B (this is not included within the rent). Rent excludes Tenancy Deposit and any other permitted payments. Please contact us for further information.





• Newly Redecorated • New Flooring • Second Floor Flat (Top) • Two Double Bedrooms • Gas Central Heating

Communal Entrance
Stairs to all flats.

Entrance to Flat

Hallway
Entry phone. Thermostat. Radiator. Cupboard with space and plumbing for washing machine. LVT flooring.

Bedroom 1
Storage cupboard. Radiator. Wall mounted boiler. Carpet.

Bathroom
Bath with shower over, basin and W.C. Mirrored cupboard. Heated towel rail. Sash window. LVT flooring.

Stairs leading up to:
Carpet to stairs.

Lounge
Radiator. Carpet. Sash windows to bay.

Bedroom 2
Sash window. Radiator. Carpet.

Kitchen
Range of wall and base units with worktop surface and stainless steel sink unit. Electric hob and oven. Spaces for under counter fridge and freezer. Part tiled walls.. Radiator. LVT flooring. Sash window.

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 B 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





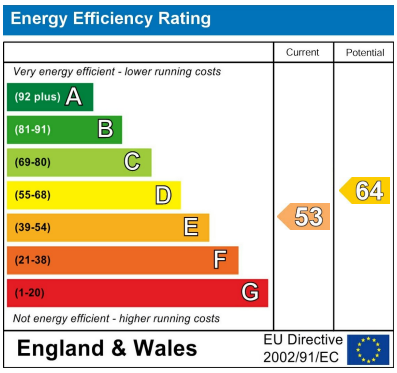
• Close by to Beach and Parks • On Street Parking with Permit from Eastbourne Council • EPC - E • Council Tax Band B

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.









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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Charles Cox
Property Lettings