



CORSICA HALL COLLEGE ROAD SEAFORD

£1,300 PCM

AVAILABLE MID MARCH UNFURNISHED - This two bedroom first floor apartment is conveniently located within walking distance of Seaford seafront and Town Centre. The property comprises of a bright and open plan kitchen and airy living room with patio doors leading out a balcony, kitchen comprising of a number of wall and base units, integrated appliances (washing machine, slimline dishwasher, and undercounter fridge and freezer), electric oven, gas hob and a stainless steel sink and drainer. Two double bedrooms one with en-suite room with shower cubicle, basin and w/c. Bathroom with heated towel radiator, wall mirror with light, shower over bath, basin and w/c. The property benefits from gas central heating, sealed unit double glazing tilt & turn windows, allocated parking space. EPC - C. Council Tax Band - C £2,335 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.



- Two Bedroom Apartment • First Floor • Gas Central Heating • Located in the Desirable Corsica Hall Development • One Allocated Parking Space • EPC - C • Council Tax - C

Communal Entrance

Secure entry with entry phone system into the building.

Communal Entrance Lobby

Tiled floor with a sunken door mat, door leading to:

Communal Entrance Hall

Tiled flooring, cupboard housing electricity meters and door leading to apartment.

Entrance to Apartment

Hallway

Entry phone, consumer unit, room thermostat, carpet, radiator, door leading to all rooms.

Bedroom One

Cupboard, two UPVC tilt and turn windows, leading to:

En Suite Shower Room

Tiled floor, shower cubicle, basin, W.C., heated towel rail.

Open Plan Kitchen / Living Room

Range of wall and base units with worktop over, stainless steel sink with drainer and mixer tap. Electric oven, gas hob and cooker hood. integrated washing machine, fridge, freezer and slimline dishwasher. Radiator. Three UPVC tilt and turn windows. Patio doors leading to balcony.

Bedroom Two

UPVC tilt and turn window. Carpet. Radiator.

Bathroom

Bath with shower over, basin, W.C., heated towel rail. Tiled floor. Tilled walls. UPVC tilt and turn window. Cupboard housing heated water cylinder.

Parking

One allocated parking space.

Council Tax Band

This property is currently rated by Lewes District Council at Band C which is approximately £2,335 for the period 2025/2026 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.

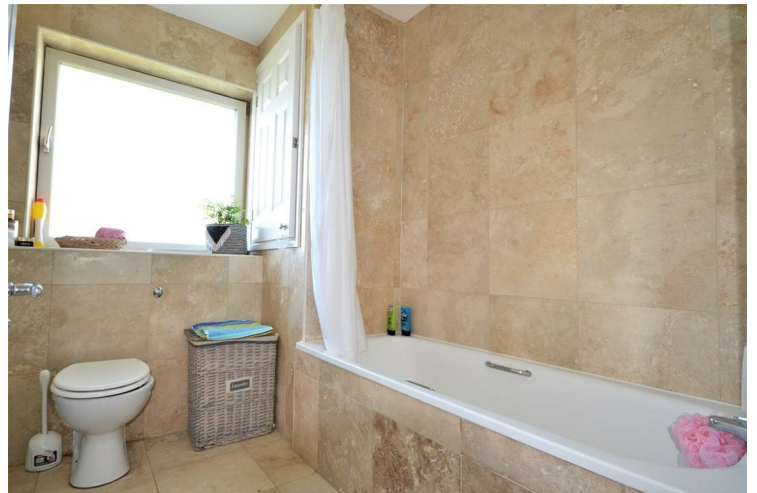


Viewing Information


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





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

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