



22 CORSICA HALL COLLEGE ROAD SEAFORD

£1,100 PCM

AVAILABLE MID SEPTEMBER - This one bedroom raised ground floor UNFURNISHED apartment is conveniently located in a sought after location and within walking distance of Seaford seafront and Town Centre. The property comprises of a bright and open plan kitchen and living room with integrated appliances, double bedroom and bathroom. The property benefits from Gas Central Heating, single glazed wooden sash windows, allocated parking space and communal lawns. EPC - D. Council Tax Band - C (this is not included within the rent). Rent excludes Tenancy Deposit and any other permitted payments. Please contact us for further information.



- One Double Bedroom • Raised Ground Floor Apartment • Gas Central Heating • Located in the Desirable Corsica Hall Development

Corsica Hall

Driveway leading to secure gate into development, opening to kept grounds, parking, and access to buildings.

Communal Entrance

Steps up to main front door with intercom system.

Lobby

Communal Hallway

Entrance to Flat

Hallway

Wooden flooring. Radiator. Entry phone. Thermostat. Consumer unit. Doors to all rooms:

Open Plan Kitchen/Living Room

Living Room

Wooden flooring. Radiator. Two wooden single glazed sash windows.

Kitchen

Range of wall and base units with worktop over and stainless steel sink. Electric oven and Gas hob. Integrated fridge freezer, washing machine and dishwasher. Radiator. Wooden single glazed sash window. Wooden flooring,

Bedroom

Radiator. Two single glazed wooden sash windows. Carpet.

Bathroom

Bath with shower over, basin and W.C. Mirror. Single glazed wooden sash window. Tiled floor. Part tiled walls. Heated towel radiator.

Parking

One allocated parking space.

Council Tax Band

This property is currently rated by Lewes District Council at Band C which is approximately £2,450 for the period 2026/27 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.



- Close by to Seaford Seafront
- One Allocated Parking Space
- EPC - D
- Council Tax - C

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.

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

Newhaven
Enterprise Centre Denton Island
Newhaven
East Sussex
BN9 9BA

01323 894 400
info@charlescox.co.uk

