

TO LET



Top Floor Apartment (EPC Rating: 41)

## 20 BEDFORD GROVE, EASTBOURNE, EAST SUSSEX, BN21 2DU

**£750 pcm**



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**Sovereign Estates**  
Turning Properties into Homes



# One Bedroom Top Floor Apartment located in Eastbourne.

AVAILABLE END FEBRUARY UNFURNISHED - This one bedroom third floor (top) apartment is conveniently located within walking distance of Eastbourne Town Centre, Mainline Train Station, Theatres, and Seafront. The property comprises of a living room, separate kitchen comprising of a number of wall and base units, space for an under-counter fridge, electric oven and hob with cooker hood extractor over, and a stainless-steel sink and drainer. Bedroom is a double looking out onto the rear of the property. Shower room with heater, shower cubicle, basin, w/c and space & plumbing for a washing machine. The property benefits from Night Storage Heaters, UPVC double glazed windows, walking distance of

## ENTRANCE

Stairs leading to communal front door (seven steps)

## COMMUNAL ENTRANCE

Hallway with cupboard housing electricity meters, stairs leading to apartment front door.

## APARTMENT ENTRANCE

### ENTRANCE HALL

Stairs with a half landing leading to landing and doors to all rooms.

### LIVING ROOM

13' 1" x 13' 11" (4.01m x 4.26m)

Carpet, upvc double glazed window to front of building, two Night Storage Heaters (this room has sloping ceilings and a chimney breast).

### KITCHEN

Vinyl flooring, range of wall and base units with worktop over, space for an under-counter fridge, electric oven & hob with a cooker hood extractor over, sink with mixer tap.

### INNER HALL

Carpet, houses consumer unit, cupboard, doors to:

### BEDROOM

8' 11" x 11' 8" (2.74m x 3.57m)

Carpet, upvc double glazed window to the rear, Night Storage Heater (this room has sloping ceiling).

### SHOWER ROOM

Vinyl flooring, cupboard housing space and plumbing for a washing machine, shower cubicle, basin, w/c, mirror and heater.

### PARKING

On street parking, parking permit is required from Eastbourne Borough Council for restricted period Monday to Friday 11am to 1pm. Please contact Eastbourne Borough Council for parking permit availability and costs.

### COUNCIL TAX BAND

This property is currently rated by Eastbourne Borough Council at Band (A) which is approximately £1,688.32 for the period 2025/26 and is excluded from the rent.



#### MEASUREMENT INFORMATION

Sovereign Estates 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.

#### REFERENCES & HOLDING PAYMENT INFORMATION

##### \* IMPORTANT \*

Please be advised that Sovereign Estates will require a holding payment which is the equivalent of one week's 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

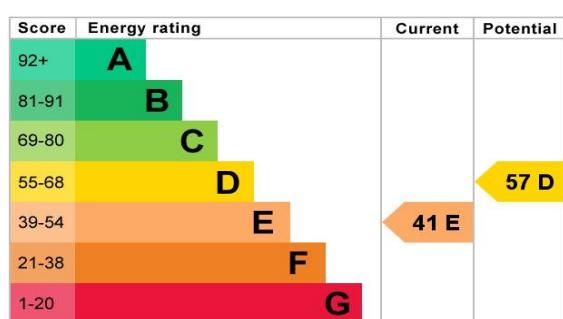




Council Tax Band

**BAND A**

Energy Performance Graph



Call us on

**01323 692860**

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[www.sovereign-estates.co.uk](http://www.sovereign-estates.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 are advised to recheck the measurements.