

HUNT FRAME

ESTATE AGENTS



106 B Langney Road, Eastbourne, BN22 8AQ

£895 Per Month



TO APPLY: PLEASE CLICK 'CONTACT AGENT OR FURTHER DETAILS'

A newly refurbished first floor one bedroom apartment with gas central heating and double glazing. Benefitting from a newly fitted kitchen and shower room, redecoration and new flooring throughout. Conveniently located within close proximity to the town centre and seafront. Available immediately.

COUNCIL TAX BAND A

Security Deposit £1032.69

Holding Fee £206.53



ENTRANCE HALL
With front door to flat, stairs to first floor.

LOUNGE
12'11" x 10'0" (3.94 x 3.06)
Double glazed window to rear, radiator.

KITCHEN
7'9" x 7'1" (2.37 x 2.17)
Newly installed with a range of wall and base mounted units with work surfaces and tiled splash backs, inset stainless steel single drainer sink unit, fitted electric oven and gas hob, plumbing point for washing machine, radiator.

BEDROOM
12'11" x 10'4" (3.94 x 3.16)
Two double glazed windows to front, radiator.

SHOWER ROOM
Double glazed window to rear, wall mounted gas boiler, heated towel rail, extractor fan. Newly fitted tiled shower enclosure, hand basin and low-flush wc.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.