



Charles Cox
Property Lettings



27 DYKE HOUSE 106-114 SOUTH STREET
EASTBOURNE

£1,100 PCM

AVAILABLE EARLY JULY UNFURNISHED - This two bedroom third 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 an open plan kitchen/living room comprising of a number of gloss white wall and base units with wood effect worktop over, with space and plumbing for a washing machine, space for a under counter fridge, electric oven and hob, a stainless steel sink and drainer. Living room has LVT flooring, TV points, wooden sash window to front of the building. Master bedroom is a double looking out onto the rear of the property. Bedroom Two is a double and has views out to the front of the property. Family bathroom with heated towel radiator, shower over bath, basin and w/c. The property benefits from Gas Central Heating, wooden sash windows throughout, close by to bus routes and walking distance to Eastbourne's Mainline Railway Station. EPC - C. 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.



- Two Double Bedroom Flat • Third Floor • Gas Central Heating • Close by to Beach and Parks • Town Centre Location • On Street Parking with a Permit from Council • EPC - C • Council Tax Band- B

Communal Entrance

Access to the building is via Cornfield Lane.

Communal Hallway

Stairs to all floors.

Lobby

Leading to flat door.

Entrance to Flat

Hallway

LVT flooring, radiator, entryphone, room thermostat, cupboard housing space and plumbing for a washing machine. Doors leading to all rooms:

Open Plan Kitchen/Living Room

Living Room

LVT flooring, wooden sash window to front of the building, communal TV and satellite points.

Kitchen

LVT flooring. Range of wall and base units with worktop over, space for under counter fridge, electric oven and hob, stainless steel sink and drainer with mixer tap.

Master Bedroom

Carpet, radiator, wooden sash window to rear, built in cupboard housing boiler.

Bedroom Two

Carpet, radiator, wooden sash window to front.

Family Bathroom

Tiled floor, part tiled walls, heated towel radiator, white suite comprising bath with shower over, basin, w/c.

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.



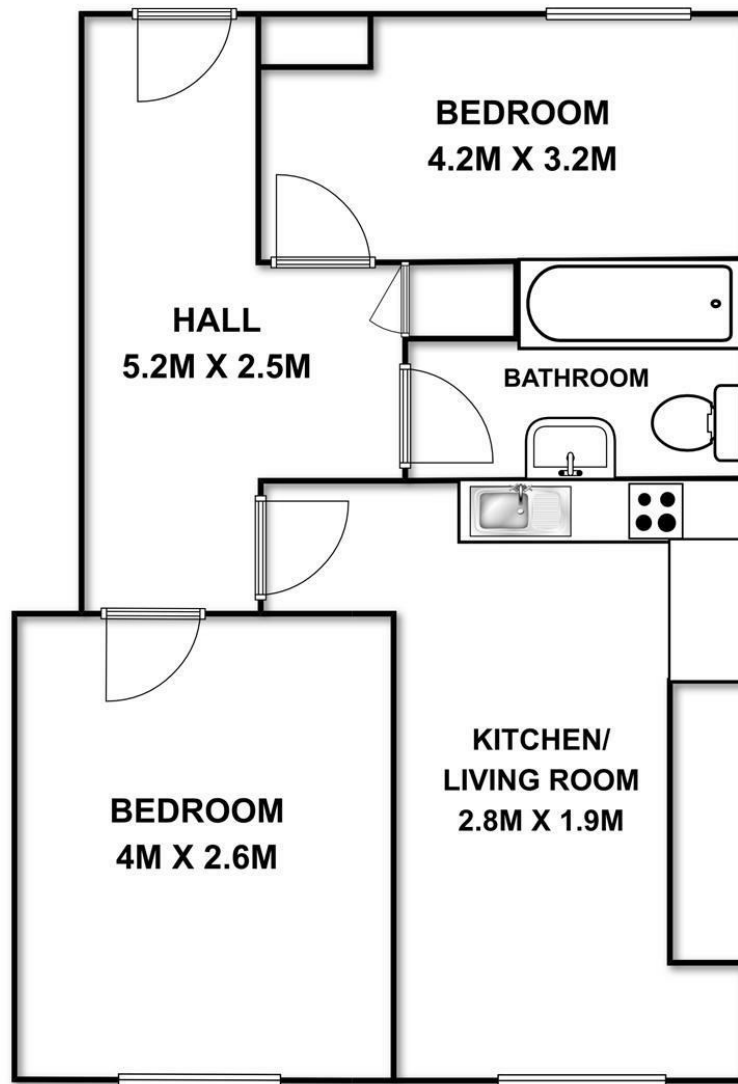
Viewing Information

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	77	80
(55-68) D		
(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

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