



## 17 PELHAM PLACE

SEAFORD, BN25 1EN

£1,250 PCM

AVAILABLE IMMEDIATELY UNFURNISHED - This newly refurbished first floor two bedroom apartment with study, conveniently located in the Town Centre of Seaford close by to the shops and Seaford Train Station. The apartment comprises of an open plan kitchen / lounge comprising a range of wall and base units with worktop over, electric oven, gas hob, stainless steel sink, wooden sash windows with secondary glazing to bay with sea views and double glazed windows to rear, space and plumbing for a washing machine, space for a freestanding fridge freezer, newly fitted bathroom with shower over bath, basin, w/c, window. The property benefits from gas central heating, some double glazed windows, on road parking. EPC - C. Council Tax Band - A £1,752 (this is not included within the rent). Rent excludes Tenancy Deposit and any other permitted payments. Please contact us for further information.



**Charles Cox**  
Property Lettings



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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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