



Charles Cox  
Property Lettings



## 17 SOUTHFIELDS COURT SOUTHFIELDS ROAD

£975 PCM

AVAILABLE BEGINNING OF MAY - Unfurnished one bedroom first floor flat conveniently located for the town centre and train station and is east reach of bus stops and the seafront. The property comprises of living room, a kitchen comprising of a range of wall and base units with worktop over, washing machine, freestanding cooker, space for fridge freezer, stainless steel sink and drainer with mixer tap. Double bedroom with built in wardrobes, bathroom with enclosed bath with shower attachment over. The property benefits UPVC double glazed windows, on street parking with a permit, close by to bus routes and amenities. EPC - E, Council Tax Band - B and this is not included within the rent. Water rates paid in addition at £50pcm. Rent excludes Tenancy Deposit and any other permitted payments. Please contact us for further information.



- One Double Bedroom • First Floor Flat • All Electric • Easy Reach of Parks and the Seafront • Town Centre Location • On Street Parking with Permit from Council • Council Tax Band B • EPC - E

### Communal Entrance

### Communal Hallway

Stairs and lift to all floors.

### Entrance to Flat

### Hallway

Carpet, storage heater, two storage cupboards, entryphone system, doors to all rooms:

### Living Room

Carpet, storage heater, window to front.

### Kitchen

Range of wall and base units with inset sink unit and worktop surface, freestanding cooker, washing machine, tiled splash back, larder cupboard, window to front.

### Bedroom

Carpet, storage heater, built in wardrobes, window to rear.

### Bathroom

Enclosed bath with shower attachment over, low level W.C. Basin with vanity unit under, heated towel rail, window to rear.

### Parking

To park in the surrounding streets you will need to apply for a Residents Parking Permit through Eastbourne Borough Council for an annual cost, please visit [www.eastsussex.gov.uk/parking/permits/eastbourne](http://www.eastsussex.gov.uk/parking/permits/eastbourne) for more information.

### 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 2 or email [lettings@charlescox.co.uk](mailto:lettings@charlescox.co.uk).

### Measurement Information

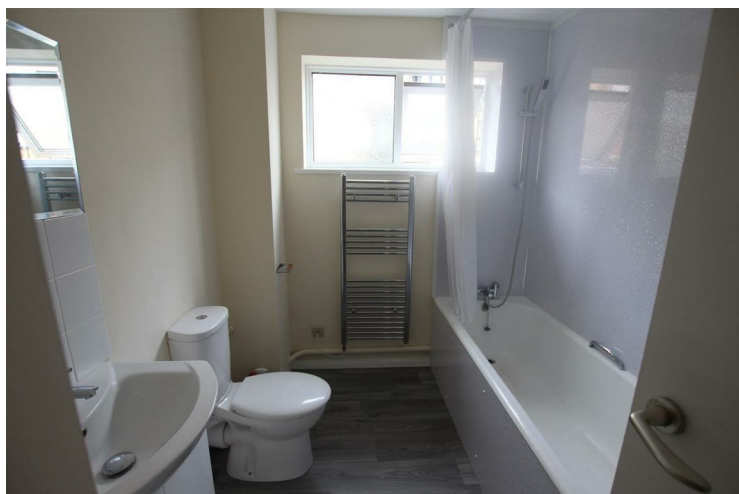
Charles Cox Lettings wish to inform prospective applicants that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. All measurements are approximate and into bays, alcoves and occasional window spaces 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 2 or email [lettings@charlescox.co.uk](mailto:lettings@charlescox.co.uk).

### Mobile Phone & Broadband Coverage

For mobile phone and broadband information, please use the following website: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)



### Water Rates

Water rates are paid in addition with your rent at £50.00 per calendar month. Please note this is not part of the rent.



# First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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