



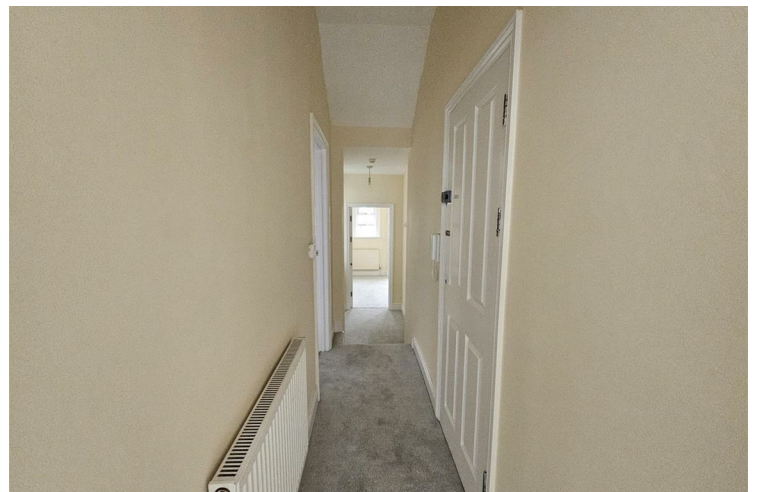
Charles Cox
Property Lettings



FLAT 1, 30-32 SEASIDE ROAD EASTBOURNE

£850 PCM

AVAILABLE IMMEDIATELY UNFURNISHED - This one bedroom newly redecorated first floor flat is conveniently located within Eastbourne Town Centre with amenities on its doorstep, and Mainline Train Station within easy reach. The property comprises a good sized living room with single glazed wooden sash bay window. A separate kitchen comprising of a number of wall and base units, with space and plumbing for a washing machine, space for an undercounter fridge and freezer, electric oven and hob, a stainless steel sink and drainer, and UPVC windows. Bedroom is a double with three UPVC windows to the rear, bathroom with radiator, shower over bath, basin and w/c. The property benefits from new flooring throughout, gas central heating, single glazed wooden sash windows and UPVC windows, close by to bus routes and Eastbourne's Mainline Railway Station. EPC - E. Council Tax Band - A and this is not included within the rent. Rent excludes Tenancy Deposit and any other permitted payments. Please contact us for further information.



- One Bedroom Flat • First Floor • Electric Boiler • Short Walk to Seafront • Town Centre Location • Close by to Amenities

Communal Entrance

Intercom for all apartments.

Communal Hallway

Stairs leading to all floors.

Entrance to Flat

Hallway

Carpet. Radiator. Consumer unit. Entry phone. Stairs leading down to bathroom and bedroom. Doors to all rooms.

Living Room

Carpet. Two radiators. TV point. Single glazed wooden sash windows to bay.

Kitchen

Range of wall and base units with worktop over, stainless steel sink and drainer with mixer tap, electric oven, hob and extractor hood. Cupboard housing electric boiler. Part tiled walls. Space and plumbing for washing machine. Space for undercounter fridge. Two UPVC windows. Radiator. Vinyl flooring.

Bedroom

Carpet. Radiator. Three UPVC windows.

Bathroom

Bath with shower over. Pedestal hand basin. W.C. Part tiled walls. Mirror. Vinyl flooring.

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 A 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.

Measurement Information

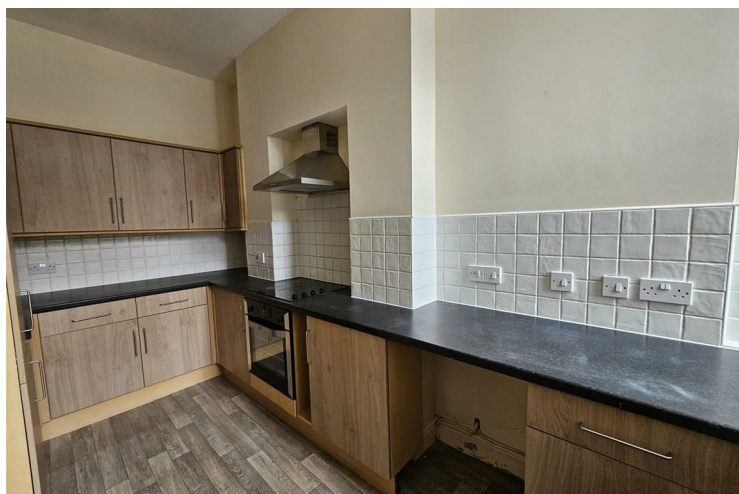
Charles Cox Lettings wish to inform prospective applicants that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. All measurements are approximate and into bays, alcoves and occasional window spaces 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.

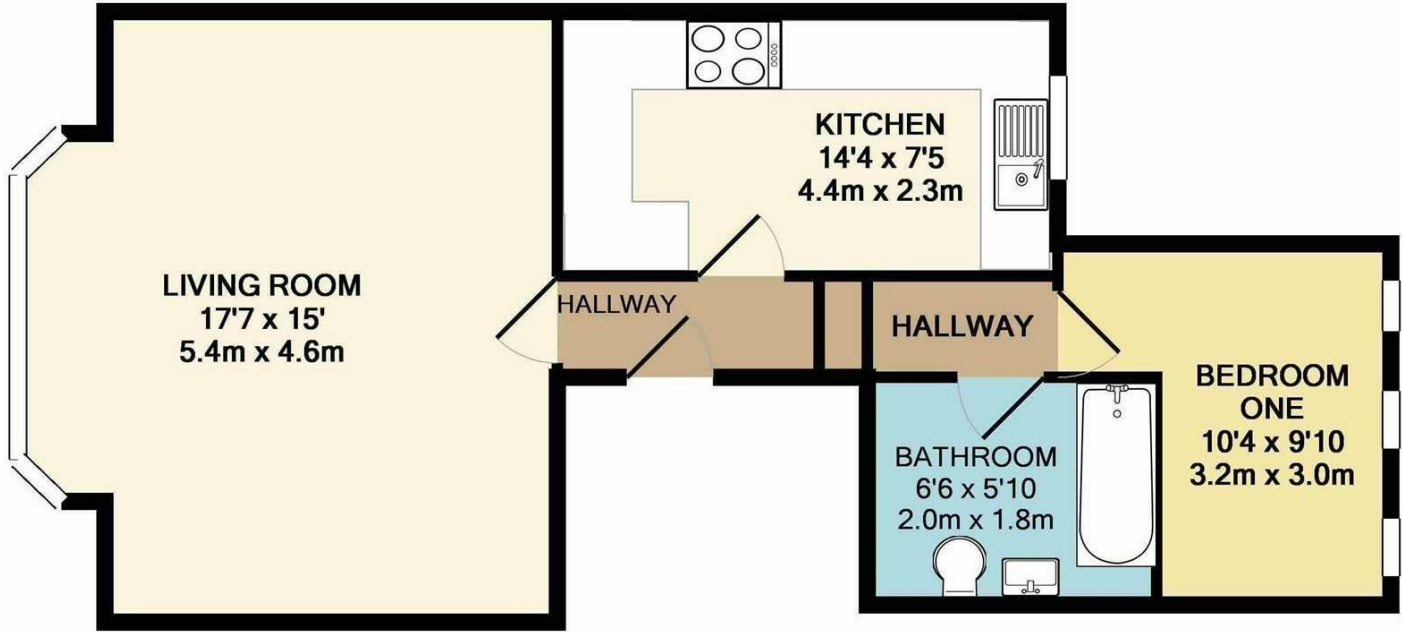
Mobile Phone & Broadband Coverage

For mobile phone and broadband information, please use the following website: www.checker.ofcom.org.uk



- On Street Parking with Permit from Council
- EPC - E
- Council Tax - A





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	54
(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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