



202 SEASIDE EASTBOURNE

£925 PCM

AVAILABLE NOW - UNFURNISHED - This one bedroom newly refurbished and redecorated first floor flat which 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 double glazed windows to the bay with sliding doors to newly fitted kitchen comprising of a number of wall and base units, with space and plumbing for a washing machine, space for fridge freezer, freestanding oven, a stainless steel sink and drainer, and UPVC window. Bedroom is a double with UPVC window, newly fitted bathroom with radiator, shower over bath, basin and w/c. The property benefits from new flooring throughout, gas central heating, double glazed windows throughout, close by to bus routes and Eastbourne's Mainline Railway Station. EPC - D. 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.



- Newly Refurbished
- Newly Redecorated
- New Flooring Throughout
- UPVC Double Glazed Windows
- Newly Fitted Kitchen & Bathroom

Communal Entrance

Access is in Springfield Road. Stairway leading to

Entrance to Flat

Hallway

Split level. Two radiators. New carpet.

Bedroom

Radiator. Double glazed window. New carpet.

Living Room

Radiator. Feature fireplace surround. Double glazed windows to bay. New carpet. Sliding door leading to

Kitchen

Newly fitted. Range of wall and base units with stainless steel sink and drainer and worktop surface. Freestanding cooker. Wall mounted boiler. Double glazed window. Radiator. Space and plumbing for a washing machine/dishwasher.

Bathroom

Newly fitted. Panel enclosed bath with thermostatic shower over. W.C. Pedestal wash hand basin with mirror above. Radiator. Part panelled walls. Opaque double glazed window.

Council Tax Band

This property is currently rated by Eastbourne Borough Council at Band A and is excluded from the rent.

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

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.



- Located close to Eastbourne seafront, town centre & transport links
- Sought after location
- Viewings are highly recommended





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	66
(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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