

17 SOUTHFIELDS COURT SOUTHFIELDS ROAD

£895 PCM

AVAILABLE NOW - One bedroom UNFURNISHED first floor flat conveniently located for the town centre and train station and within easy reach of bus stops and the seafront. The property comprises of living room, a kitchen with washing machine and freestanding cooker. Double bedroom with built in wardrobes. Bathroom. The property benefits from UPVC double glazed windows, on street parking with a permit. 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
Entry phone system. Two storage cupboards. Storage heater. Carpet. Doors to all rooms.

Kitchen
Range of wall and base units with inset sink unit and worktop surface. Freestanding cooker. Washing machine. Tiled splashback. Larder cupboard,. UPVC window.

Living Room
Storage heater. UPVC window. Carpet.

Bedroom
Storage heater. Built in wardrobes. UPVC window.

Bathroom
Enclosed bath with shower attachment over and panelled walls. Low level W.C. Basin with vanity unit under. Heated towel rail. UPVC window. Vinyl flooring.

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.

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 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 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.





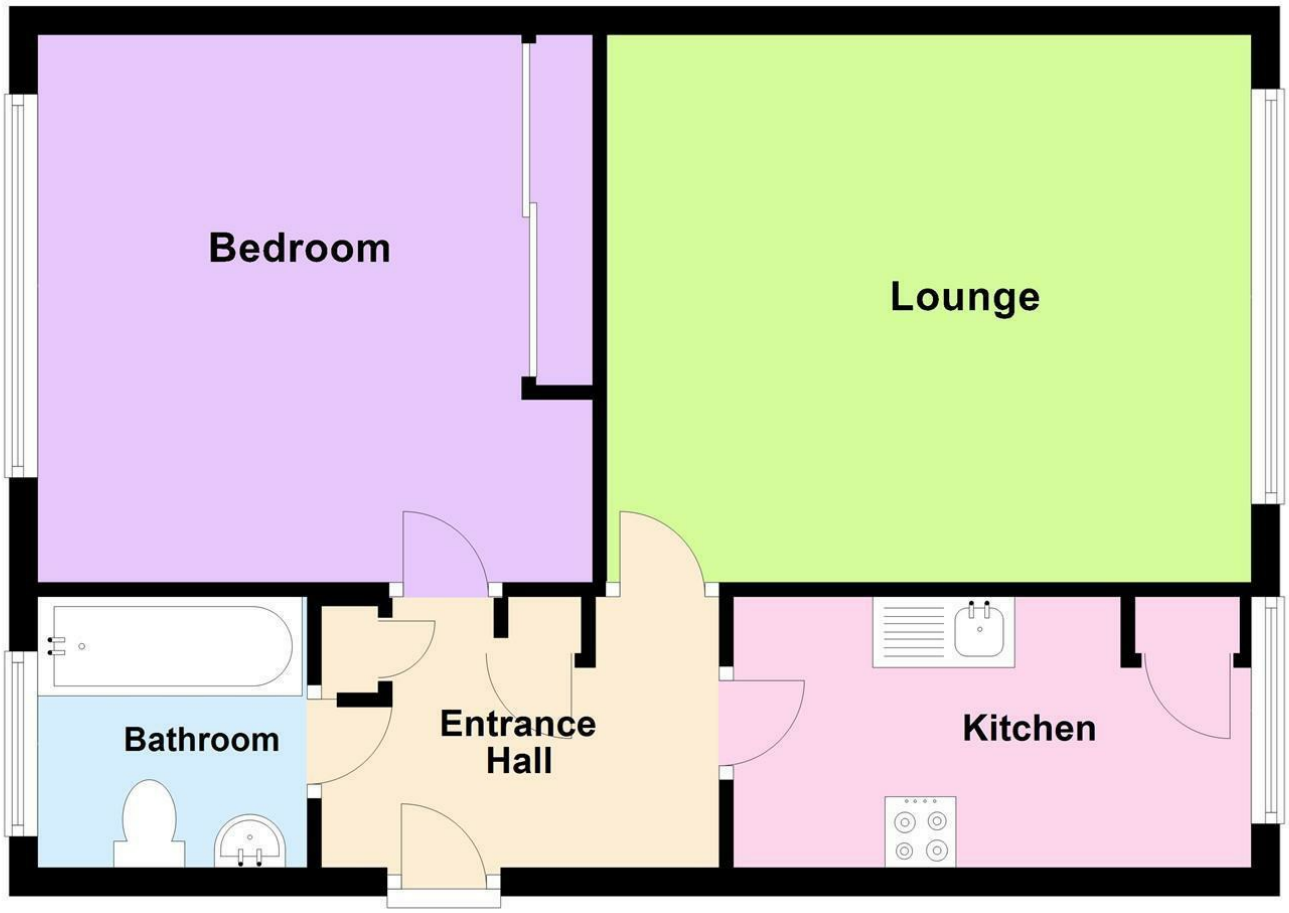
Mobile Phone & Broadband Coverage

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

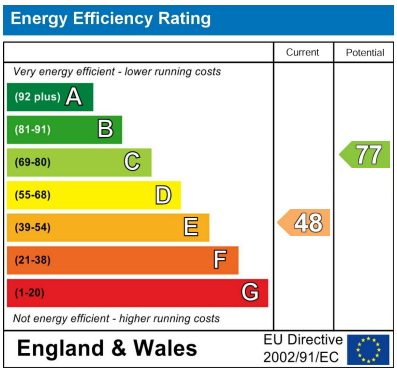




First Floor







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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Charles Cox
Property Lettings