



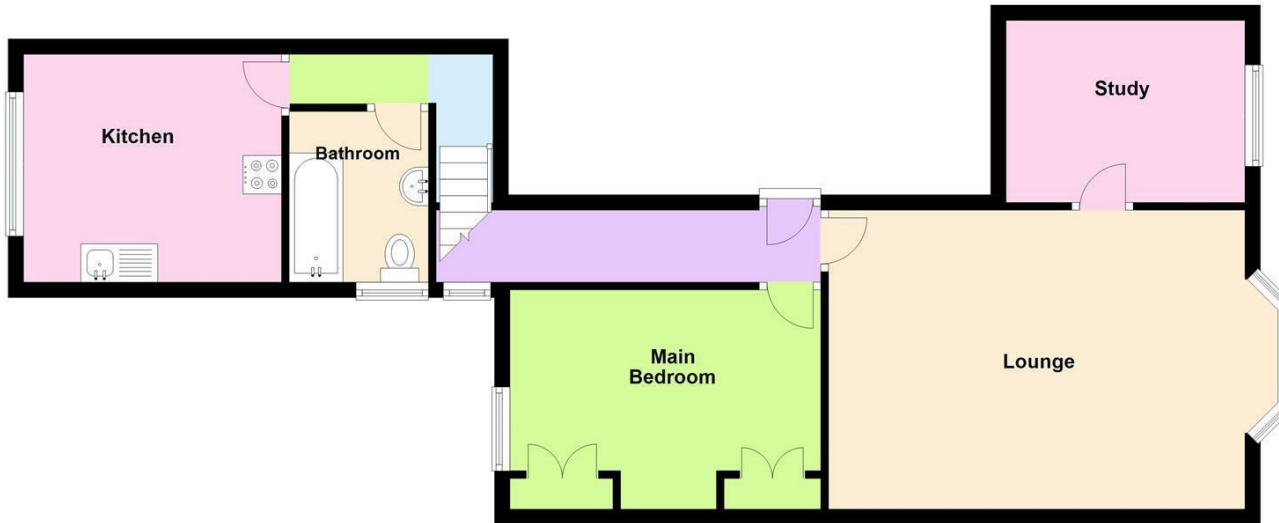
17 LUSHINGTON ROAD EASTBOURNE, BN21 4LG

£1,050 PCM

AVAILABLE NOW - UNFURNISHED - This one bedroom first floor flat is conveniently located within walking distance of Eastbourne Town Centre's amenities, Seafront, and Mainline Train Station. The property comprises of an kitchen which comprise a range of wall and base units with built in oven and hob, space and plumbing for washing machine, stainless steel sink and drainer. Living room with two radiators and double glazed windows to bay. Bedroom is a double with the added benefit of a study/office. The property benefits from gas central heating, double glazed windows throughout, close by to bus routes and walking distance to Eastbourne's Mainline Railway Station. EPC - D. Council Tax Band - B £1,969.71 for the period 2025/26 (this is not included within the rent). Rent excludes Tenancy Deposit and any other permitted payments. Please contact us for further information.



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	71
(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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