



Charles Cox
Property Lettings



60 GROVE ROAD
EASTBOURNE

£1,200 PCM

AVAILABLE EARLY APRIL UNFURNISHED - This Two Bedroom first floor flat is conveniently located within walking distance of Eastbourne Town Centre's amenities, Eastbourne's Seafront, and the Theatres. The property comprises of an open plan kitchen/living area comprising of a number of wall and base units, with space and plumbing for a washing machine, built in oven, hob and extractor hood, a stainless steel sink and drainer. One double bedroom and one single bedroom. Bathroom with shower over bath, radiator, basin and w/c. The property benefits from Gas Central Heating, close by to bus routes and walking distance to Eastbourne's Mainline Railway Station. EPC - D. Council Tax Band - A £1,688.33 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.



- Two Bedroom Flat • First Floor • Gas Central Heating • Seafront & Parks within Easy Reach • Town Centre Location

Communal Entrance

Communal front door. Stairway leading up.

Communal Hallway

Stairs leading to first floor.

Entrance to Flat

Hallway

Carpet. Entry phone. Window. Thermostat. Radiator.

Open Plan Kitchen / Living Room

Range of wall and base units with stainless steel sink and drainer with mixer tap, electric oven, hob and extractor hood. Space and plumbing for washing machine. Part tiled walls. Vinyl to kitchen area. Carpet to living room. Two radiators. single glazed bay windows.

Bedroom One

Radiator. Window. Integrated cupboard with shelving. Feature fireplace.

Bedroom Two

Window. Radiator.

Bathroom

Vinyl flooring, bath with shower over, basin, and w/c, radiator, wall mounted boiler, single glazed window.

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

This property is currently rated by Eastbourne Borough Council at Band A which is approximately £1,688.33 for the period 20.25/26 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



- Close to Amenities
- Parking Permit Required to Park on the Street
- EPC - D
- Council Tax - A

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



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		62	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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