



## 4 BRADFORD COURT FIRLE ROAD EASTBOURNE, BN22 8DT

£1,050 PCM

AVAILABLE NOW UNFURNISHED - This two bedroom first floor apartment is conveniently located within walking distance of Eastbourne Town Centre's amenities, and Mainline Train Station. The property comprises of a separate living room, kitchen comprising of a number of wall and base units, with space and plumbing for a washing machine, space for a freestanding fridge freezer, electric oven and gas hob, a stainless steel sink and drainer, there are also has two separate larder style cupboards. Master bedroom is a double. Bedroom Two is a double. Bathroom with radiator, shower over bath, basin and w/c. The property benefits from a gas combi boiler, UPVC double glazed windows throughout, close by to bus routes and walking distance to Eastbourne's Mainline Railway Station. EPC - C. Council Tax Band - B £1,969.72 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.



**Charles Cox**  
Property Lettings



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(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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