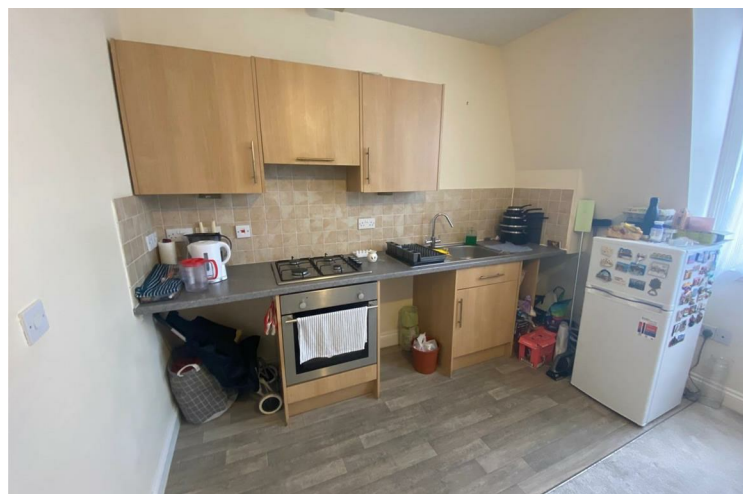




## 6 SAMARA HOUSE 55-61 SEASIDE ROAD EASTBOURNE

£800 PCM

AVAILABLE END OF MAY UNFURNISHED - This one bedroom third floor (top) apartment is conveniently located within walking distance of Eastbourne Town Centre's amenities, Seafront, and Mainline Train Station. The property comprises of an open plan kitchen/living room comprising of a number of wall and base units, with space and plumbing for a washing machine, space for a undercounter fridge, electric oven and hob, a stainless steel sink and drainer opening up to living room which has two single glazed sash windows to front. Master bedroom is a double looking out onto the rear of the property, leading to Shower room with radiator, shower cubicle, basin, w/c. The property benefits from gas central heating, wooden sash single glazed windows, close by to bus routes and walking distance to Eastbourne's Mainline Railway Station. EPC - C. Council Tax Band - A £1,688.32 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.





- ONE BEDROOM APARTMENT • THIRD FLOOR (TOP) APARTMENT • GAS CENTRAL HEATING • WALKING DISTANCE OF BEACH & PARKS

- \* Apartment block
- \* Third Floor (Top)
- \* One Bedroom
- \* Wooden Sash Windows
- \* Gas Central Heating

## COMMUNAL ENTRANCE

Access from Seaside Road.

## COMMUNAL HALLWAY

Stairs to all floors.

## APARTMENT ENTRANCE

## OPEN PLAN KITCHEN/LIVING ROOM

16'3" x 10'8"

## LIVING ROOM

Carpet, radiator, two single glazed wooden sash windows to front, entryphone, room thermostat, consumer unit, opening to:

## KITCHEN

Vinyl flooring, range of wall and base units with worktop over, stainless steel sink drainer and mixer tap, electric oven and gas hob, space and plumbing for washing machine, space and undercounter fridge, door to:

## BEDROOM

11'5" x 8'4"

Carpet, radiator, combi boiler, UPVC double glazed window to rear, door to:

## SHOWER ROOM

Vinyl flooring, shower cubicle, basin, w/c, radiator, tiled walls.

## PARKING

On road parking in neighbouring streets, where a parking permit is required please contact Eastbourne Borough Council for more information.

## COUNCIL TAX BAND

This property is currently rated by Eastbourne Borough Council at Band (A) which is approximately £1,688.32 for the period 2025/26 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



- TOWN CENTRE LOCATION • LIGHT & AIRY APARTMENT • ON STREET PARKING WITH A PERMIT FROM THE COUNCIL • SUITABLE FOR SINGLE PERSON OR COUPLE • EPC - C • COUNCIL TAX - A

for carpets and furnishings.

## 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 or email [info@charlescox.co.uk](mailto:info@charlescox.co.uk).

## 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 or email [info@charlescox.co.uk](mailto:info@charlescox.co.uk).

## MOBILE PHONE & BROADBAND COVERAGE

For mobile phone and broadband information, please use the following website: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

- \* Short walk from Eastbourne's seafront
- \* Walking distance from Town Centre amenities
- \* Bus stop to front of the building
- \* Walking distance to Train station
- \* Close by to Theatres





AVAILABLE.

**Charles Cox**  
Property Lettings

**01323 894400    [info@charlescox.co.uk](mailto:info@charlescox.co.uk)**



## Additional Information

Local Authority	- Eastbourne Borough Council	Floor Area	- 0.00 sq ft
Council Tax	- Band A	Tenure	-
Viewings	- By Appointment Only		





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		

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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