



**26 DYKE HOUSE SOUTH STREET
EASTBOURNE, BN21 4LZ**

£995 PCM

AVAILABLE NOW UNFURNISHED - This two bedroom third floor apartment is conveniently located within walking distance of Eastbourne Town Centre's amenities, Eastbourne's Seafront, and the Theatres. The property comprises an open plan kitchen/living room comprising of a number of wall and base units with worktop over, with space and plumbing for a washing machine, space for a under counter fridge, electric oven and hob, a stainless steel sink and drainer. Living room has LVT flooring, TV points, wooden sash window to front of the building with secondary UPVC double glazed tilt & turn window. Master bedroom is a double looking out onto the front of the property with secondary UPVC tilt & turn window. Bedroom Two is a single and has views out to the rear of the property and has the airing cupboard with gas combi boiler. Bathroom with heated towel radiator, shower over bath, basin and w/c. The property benefits from Gas Central Heating, wooden sash windows throughout, close by to bus routes and walking distance to Eastbourne's Mainline Railway Station. EPC - C. 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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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