



2 SAMARA HOUSE 55-61 SEASIDE ROAD EASTBOURNE, BN21 3PL

£975 PCM

AVAILABLE IMMEDIATELY UNFURNISHED - This two bedroom Apartment is on the first floor and is conveniently located within walking distance of Eastbourne Town Centre, Main line Railway station and amenities. The property comprises of a open plan kitchen/living room which comprises of a number of wall and base units with worktop over, space and plumbing for a washing machine, space for an undercounter fridge, electric oven and gas hob, a stainless steel sink and drainer. Master Bedroom is a double to the rear of the building and is double aspect. Bedroom two a small double. Bathroom which comprises; bath with shower over, basin and w/c. The property benefits from gas central heating, wooden single glazed windows throughout, close by to bus routes and walking distance to Eastbourne's town centre and Mainline Railway Station. EPC - C. Council Tax Band - B £1,879.46 for the period 2024/25 (this is not included within the rent). Rent excludes Tenancy Deposit and any other permitted payments. Please contact us for further information.



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	72
(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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