

3 QUEENS MANSIONS 1A QUEENS GARDENS

£900 PCM

AVAILABLE MID JANUARY - This one bedroom UNFURNISHED flat is on the raised ground floor and is conveniently located on Eastbourne's Seafront with views out to sea. The flat is within walking distance of Eastbourne's Town Centre, Mainline Train Station, and it's amenities. The property comprises an open plan kitchen/living room, good sized living room with a bay window, bedroom with a turret area and a shower room. The property benefits from Gas Central Heating, wooden sash windows, being close by to bus routes. EPC - D. Council Tax Band - A (this is not included within the rent). Rent excludes Tenancy Deposit and any other permitted payments. Please contact us for further information.





• One Double Bedroom • Raised Ground Floor Flat • Gas Central Heating • Seafront Location • Walking Distance to the Town Centre • On Street Parking with a Permit • EPC - D • Council Tax Band A

Communal Entrance
Stairs leading to communal front entrance with intercom.

Communal Hallway

Entrance to Flat

Hallway
Doors leading to all rooms. Carpet.

Open Plan Kitchen/Living Room

Living Room
Radiator. Bay window with single glazed wooden sash windows. Cupboard housing boiler. Carpet.

Kitchen
Range of wall and base units with worktop over and sink with mixer tap. Electric oven and hob. Spaced and plumbing for washing machine. Space for undercounter fridge. LVT flooring.

Bedroom
Turret area with single glazed wood sash windows. Cupboard. Carpet.

Shower Room
Shower cubicle. Pedestal wash basin. W.C. Mirror. Part tiled walls. Vinyl flooring.

Council Tax Band
This property is currently rated by Eastbourne Borough Council at Band (A) which is approximately £1,769.52 for the period 2026/27 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.

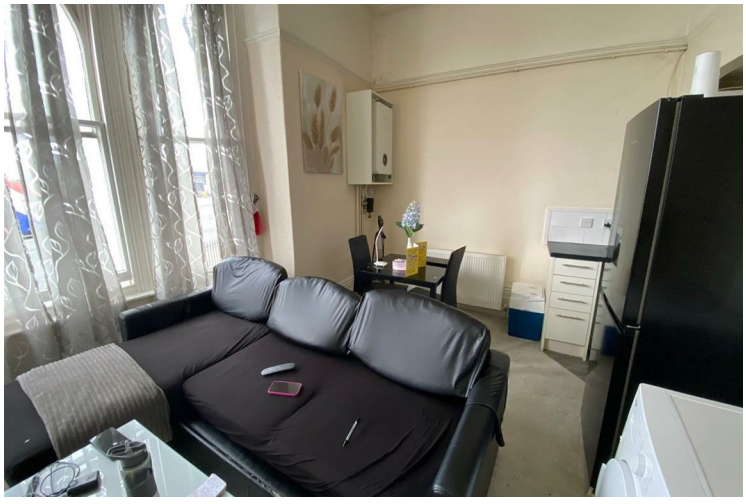
If you require further clarification on the above, please do not hesitate to contact us on 01323 894400 option 1 or email lettings@charlescox.co.uk.

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 Friday 9:00am - 5:30pm please call 01323 894400 option 1 or email ilettingscharlescox.co.uk.

Mobile Phone & Broadband Coverage
For mobile phone and broadband information, please use the following website: www.checker.ofcom.org.uk

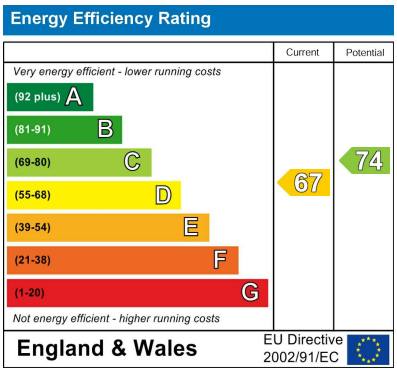







AVAILABLE
Charles Cox
Property Lettings
01323 894400
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst 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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