



6 QUEENS MANSIONS 1A QUEENS GARDENS EASTBOURNE, BN21 3EG

£900 PCM

AVAILABLE IMMEDIATELY UNFURNISHED - This newly refurbished one bedroom Apartment is on the first floor and is conveniently located on Eastbourne's Seafront with incredible views out to sea. The apartment is within walking distance of Eastbourne's Town Centre, Mainline Train Station, and it's amenities. 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 an under fridge, electric oven and gas hob, a stainless steel sink and drainer. Bedroom is cosy with a wooden effect laminate style flooring and a cupboard housing the boiler. Shower room with heated towel radiator, shower cubicle, basin and w/c. The property benefits from Gas Central Heating, wooden sash windows, close by to bus routes and walking distance to Eastbourne's Mainline Railway Station. EPC - D. Council Tax Band - A £1,538.51 for the period 2023/24 (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		
(55-68) D	65	74
(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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