



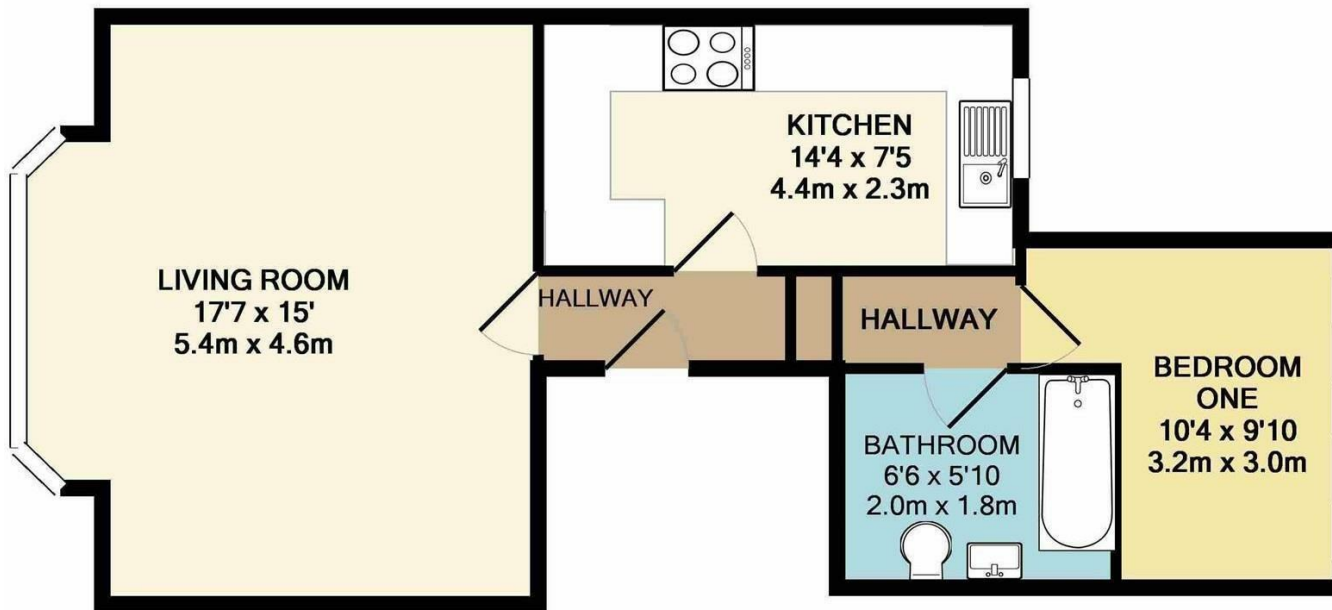
FLAT 1, 32 SEASIDE ROAD EASTBOURNE, BN21 3PB

£850 PCM

AVAILABLE IMMEDIATELY UNFURNISHED - This one bedroom first floor apartment is conveniently located within Eastbourne Town Centre with amenities on its doorstep, and Mainline Train Station within walking distance. The property comprises of a good sized living room with single glazed wooden sash bay window with some stain glass. A separate kitchen comprising of a number of wall and base units, with space and plumbing for a washing machine, space for an undercounter fridge and freezer, electric oven and hob, a stainless steel sink and drainer, and a double single glass wooden sash windows. Bedroom is a double with three single glazed wooden sash windows to the rear, family bathroom with radiator, shower over bath, basin and w/c. The property benefits from a gas central heating, single glazed wooden sash windows throughout, close by to bus routes and Eastbourne's Mainline Railway Station. EPC - E. 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		
(55-68) D		
(39-54) E	39	54
(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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