



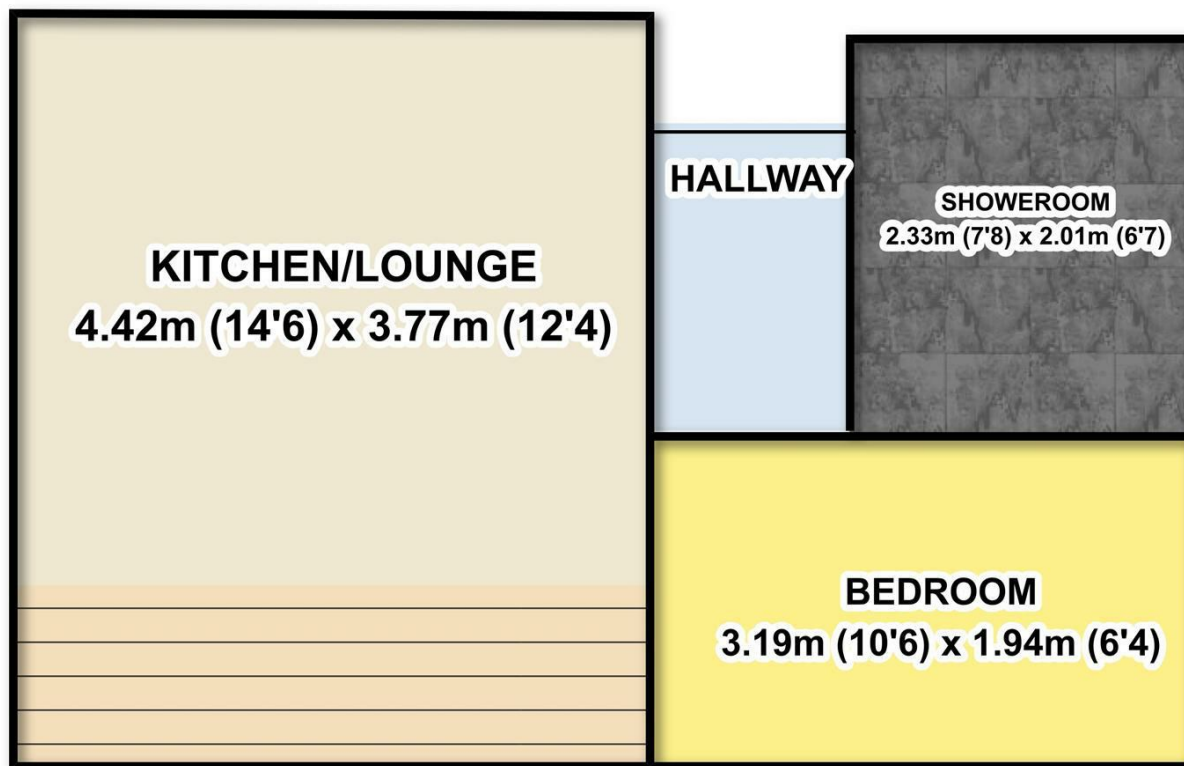
## 15 DYKE HOUSE 106-114 SOUTH STREET EASTBOURNE, BN21 4LZ

£875 PCM

AVAILABLE NOW - UNFURNISHED - This newly redecorated one bedroom raised ground floor flat is conveniently located within walking distance of Eastbourne Town Centre's amenities, Seafont, and Mainline Train Station. 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 a freestanding fridge freezer, electric oven and hob, a stainless steel sink one & a half bowl and drainer opening up to living room which has communal TV and satellite points. Master bedroom is a double looking out onto the rear of the property. Shower room with heated towel radiator, shower cubicle, basin, w/c, and has a obscured window. The property benefits from a heated water cylinder and an electric boiler, wooden sash single glazed windows throughout, close by to bus routes and walking distance to Eastbourne's Mainline Railway Station. EPC - E. Council Tax Band - A £1,688.33 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.



**Charles Cox**  
Property Lettings



**\*\*MEASUREMENTS ARE APPROXIMATE\*\***



| 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                                   | 43                      | 48        |
| (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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