



## 12 ROWSLEY ROAD EASTBOURNE

£1,350 PCM

AVAILABLE IMMEDIATELY - UNFURNISHED - This newly redecorated split level two bedroom apartment is ideally located in Meads Village close by to the shops and Seafront. The apartment comprises of a living room with dual aspect windows and access to storage area, kitchen which comprises a range of base units with worktop over, oven and hob, stainless steel sink and drainer, master bedroom which is a double bedroom with windows to the rear aspect, bedroom two is a single with an en suite shower room, bathroom comprises new bath and shower screen, wall hung basin with small vanity unit below, mirror and shaving point above, w/c, wooden single glazed sash window. The property benefits from Gas Central Heating, wooden sash windows throughout, on road parking. EPC - D. Council Tax Band - B (this is not included within the rent). Rent excludes Tenancy Deposit and any other permitted payments. Please contact us for further information.





- Gas central heating • Split-level accommodation • En-suite to second bedroom • Modern kitchen & bathroom

### Communal Entrance

Communal front door, with stairway leading to

### Private Front Door

### Hallway

Radiator. Carpet flooring. Space for storage.

### Bedroom Two

Carpet. Radiator. Front aspect window. Door leading to...

### En-suite Shower Room

Shower, white wash hand basin with mixer tap. Storage cupboard below. White W.C. Mirror. Side aspect window. Extractor fan. Towel rail. Tiled flooring and part-tiled walls.

### Stairs

Space mid-stairway for seating.

### Upstairs Hallway

### Bedroom One

Rear aspect windows. Radiator. Carpet flooring.

### Bathroom

White suite comprising, newly fitted bath with shower attachment. Wash hand basin with stainless steel mixer tap. W.C. Vinyl flooring and part-tiled walls. Extractor fan. Towel rail. Shaver point. Opaque rear aspect window. Mirror.

### Kitchen

Stainless steel sink with mixer tap and drainer. Range of base storage units. Integrated hob/oven. Front aspect windows. Part-tiled walls and tiled flooring. Extractor fan. Radiator.

### Lounge

Carpet. Two radiators. Spacious eaves storage cupboard. T.V/internet/phone points. Rear and side aspect windows.

### Parking

On street parking.

### Council Tax Band

This property is currently rated by Eastbourne Borough Council at Band B which is approximately £1,969.71 for the period 2025/26 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 2 or email [lettings@charlescox.co.uk](mailto: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,



- Spacious throughout • Close to local shops, schools & seafront • Sought after Meads location • Viewing comes highly recommended

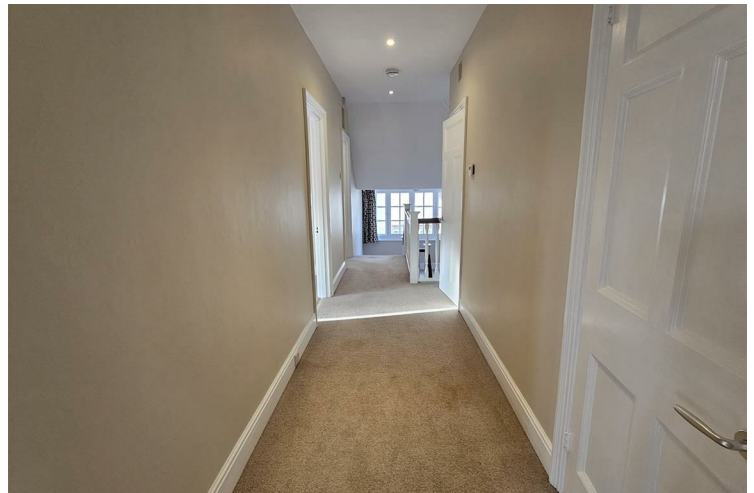
alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets and furnishings.

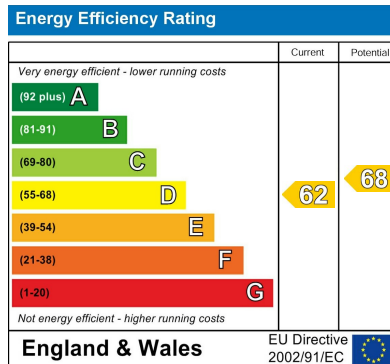
### Viewing Information

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 2 or email [lettings@charlescox.co.uk](mailto:lettings@charlescox.co.uk).

### Mobile Phone & Broadband Coverage

For mobile phone and broadband information, please use the following website: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)





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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