



## 19 DYKE HOUSE 106-114 SOUTH STREET EASTBOURNE

£725 PCM

AVAILABLE MID FEBRUARY - UNFURNISHED - This Studio Apartment is on the lower ground floor and is conveniently located within walking distance of Eastbourne Town Centre's amenities, Eastbourne's Seafront, and the Theatres. The property comprises of an open plan kitchen/studio room comprising of a number of wall and base units, with space and plumbing for a washing machine, electric oven and hob, a stainless steel sink and drainer. Studio room is cosy with part carpet and part tiled flooring. Bathroom with heated towel radiator, shower cubicle, basin and w/c. The property benefits from hot water cylinder and electric boiler, wooden sash windows, close by to bus routes and walking distance to Eastbourne's Mainline Railway Station. EPC - D. Council Tax Band - A £1,688.32 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.



- STUDIO FLAT • LOWER GROUND FLOOR STUDIO FLAT • ELECTRIC BOILER POWERING RADIATORS • SEAFRONT & PARKS WITHIN WALKING DISTANCE

### Communal Entrance

Access to the building is via Wish Road, there are 3 steps up to the door and an intercom system.

### Communal Hallway

Door to left of stairs and stairs down to lower ground floor.

### Lobby

Leading to:

### Entrance to Flat

### Studio Area

Carpet, radiator, TV & Satellite points, spot lights, entry phone handset, room thermostat, cupboard housing hot water cylinder and electric boiler.

### Kitchen Area

LVT flooring. Range of wall and base units with wooden effect worktop over, stainless steel sink and drainer with mixer tap, electric oven and hob, space and plumbing for a washing machine, wooden single glazed sash window looking out to the rear of the building.

### Shower Room

Tiled flooring, part tiled walls, heated towel radiator, shower cubicle, w/c with basin.

### Parking

To park in the surrounding streets you will need to apply for a Residents Parking Permit through Eastbourne Borough Council, please visit [www.eastsussex.gov.uk/parking/permits/eastbourne](http://www.eastsussex.gov.uk/parking/permits/eastbourne) for more information.

### Council Tax Band

This property is currently rated by Eastbourne Borough Council at Band (A) which is approximately £1,688.33 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.

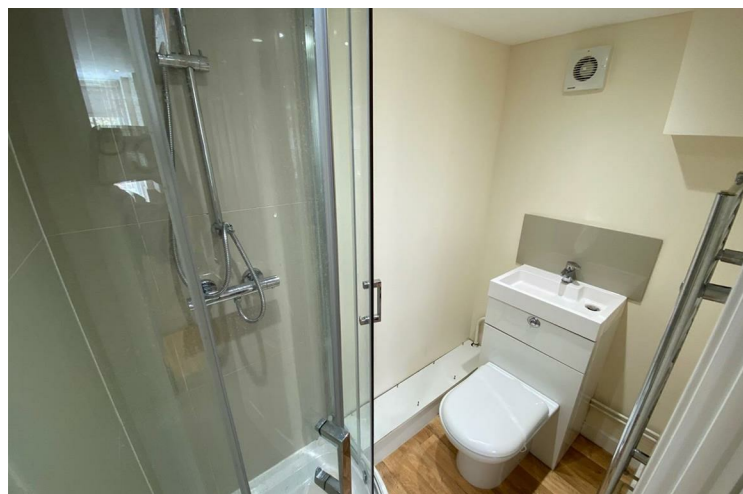
If you require further clarification on the above, please do not hesitate to contact us on 01323 894400 option 2 or email [lettings@charlescox.co.uk](mailto:lettings@charlescox.co.uk).

### 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, 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



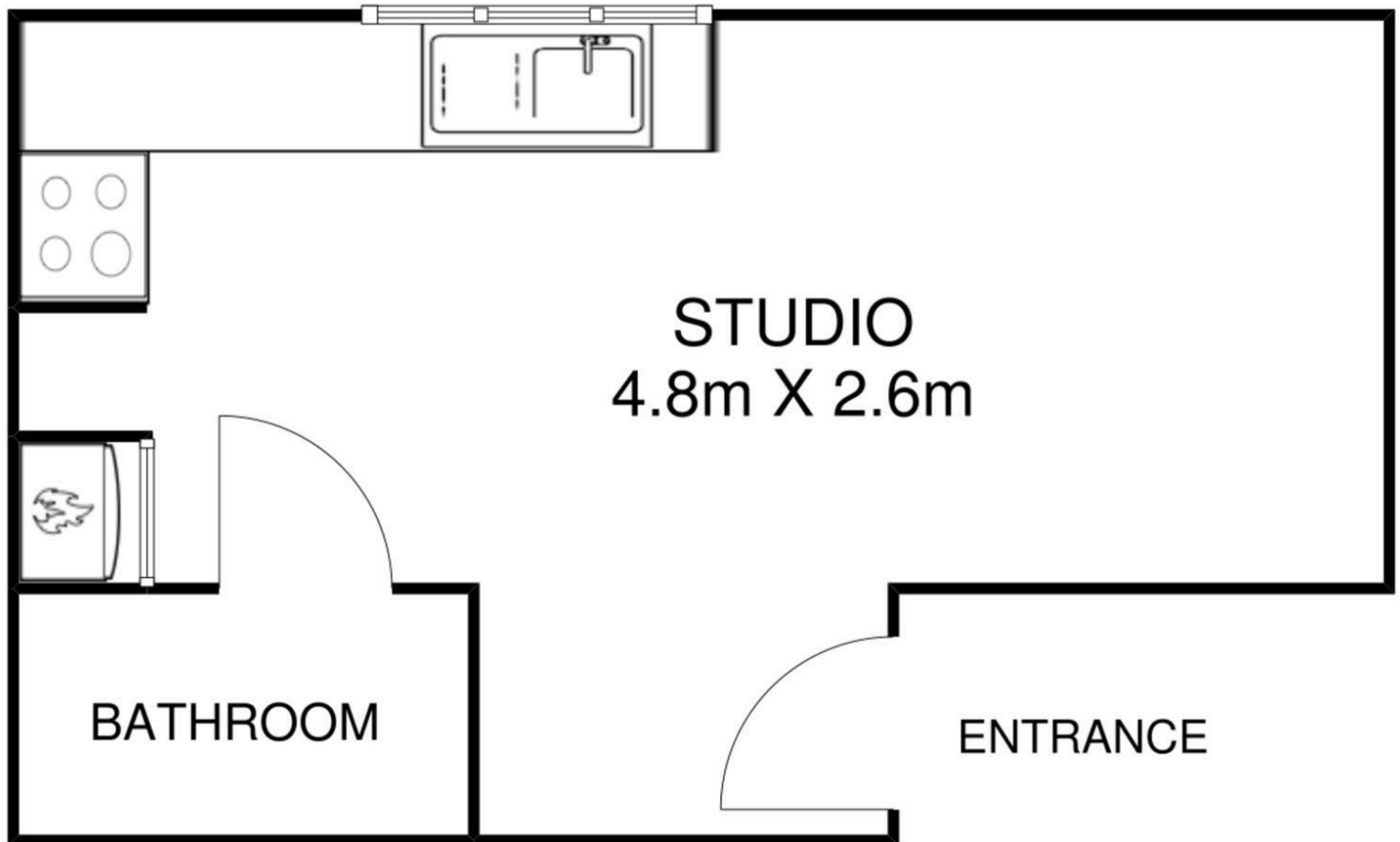
- TOWN CENTRE LOCATION • SUITABLE FOR SINGLE PERSON • PARKING PERMIT REQUIRED TO PARK IN NEIGHBOURING STREETS • COUNCIL TAX - A • EPC - D

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)

\*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                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 55      | 71                      |
| 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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