



## 24 DYKE HOUSE 106-114 SOUTH STREET EASTBOURNE

£750 PCM

AVAILABLE END OF MARCH UNFURNISHED - This Studio flat is on the third floor (top) and is conveniently located within easy reach 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, space for an under fridge, electric oven and hob, a stainless steel sink and drainer. Studio room is cosy with a wooden effect laminate style flooring. Shower room with heated towel radiator, double 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 - C. 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.



- Studio Flat • Third Floor (Top) Third Floor Studio Flat • Gas Central Heating • Seafront & Parks within Easy Reach

## Communal Entrance

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

## Communal Hallway

Stairs leading to third floor (top).

## Lobby

Leading to:

## Entrance to Flat

## Studio Room/Kitchen

Wood style laminate flooring, entry phone, consumer unit, radiator. A range of wall and base units with worktop over, stainless steel sink & drainer with mixer tap, electric oven and hob, space and plumbing for washing machine, space for under counter fridge, cupboard housing the boiler, wooden sash window overlooking the rear of the building.

## Shower Room

Tiled flooring, heated towel radiator, double shower cubicle, w/c, wash hand basin, shaver point, window to the side.

## Parking

To park in the surrounding streets you will need to apply for a Residents Parking Permit through Eastbourne Borough Council for an annual cost, 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 or email [info@charlescox.co.uk](mailto:info@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 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)



- Town Centre Location
- Parking Permit Required to Park on the Street
- EPC - C
- Council Tax - A





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		
England & Wales	69	71
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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**Charles Cox**  
Property Lettings