



Charles Cox  
Property Lettings



## 30 BALCOMBE COURT BALCOMBE ROAD PEACEHAVEN

£1,150 PCM

AVAILABLE IMMEDIATELY UNFURNISHED - This third floor one double bedroom apartment with large roof terrace is conveniently located within walking distance of Peacehaven's local amenities. The property comprises of a double aspect living room allowing plenty of light into the room and leading out onto a large terrace area with superb views over Peacehaven and out to Sea. The kitchen is conveniently located off of the living room and comprises of a number of wall and base units with worktop over, space and plumbing for a washing machine, space for a freestanding fridge freezer, space for a freestanding cooker, a stainless steel sink and drainer. Master bedroom is a double looking out onto the rear of the property with an alcove storage area. Family bathroom with heated towel radiator, bath, basin and w/c. The property benefits from a gas combi boiler, two storage cupboards in the hallway, a bin chute on the communal landing, and has one allocated parking space. EPC - C. Council Tax Band - A £1,669 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.



- Third Floor Flat • One Double Bedroom • Gas Central Heating • Walking Distance of Leisure Centre & Amenities

### Communal Entrance

### Communal Hallway

Stairs leading to all floors.

### Communal Landing

Third floor landing leading to bin chute and flat.

### Entrance to Flat

### Hallway

Carpet, radiator, entryphone, two storage cupboards, doors leading to all rooms:

### Living Room

Carpet, radiator, double aspect with windows over the terrace and looking out to distance sea views, room thermostat, leading too:

### Kitchen

Range of wall and base units with worktop over, stainless steel sink (one and a half bowl) with drainer and mixer tap, freestanding cooker, space and plumbing for freestanding washing machine, freestanding fridge freezer, cupboard housing Ideal combi boiler and window.

### Bedroom

Carpet, radiator, window with distant sea views, alcove storage space.

### Bathroom

Vinyl flooring, heated towel radiator, white suite comprising: bath, basin and w/c, part mirrored, fully tiled walls and window.

### Roof Terrace

Large terrace area.

### Parking

One allocated parking space in the under-croft garage area.

### Council Tax Band

This property is currently rated by Lewes District Council at Band A which is approximately £1,669 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.



- Residential Area
- Large Roof Top Terrace
- One Allocated Parking Space in Garage Area
- Suitable for Single Person or Couple
- EPC - C
- Council Tax - A

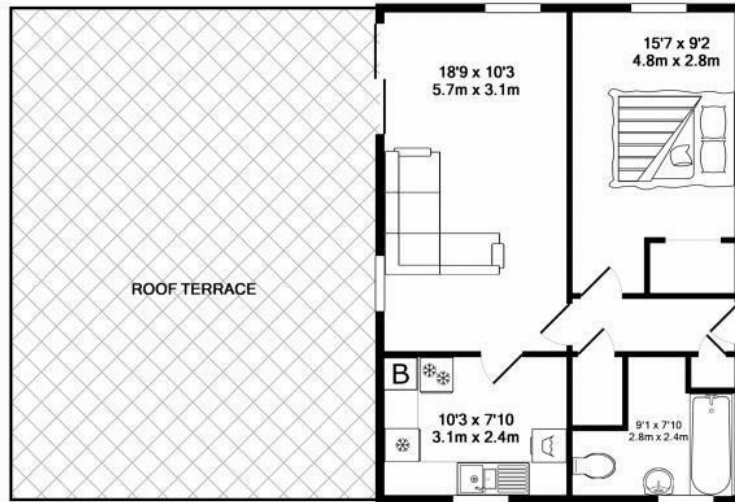
### Viewing Information

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).

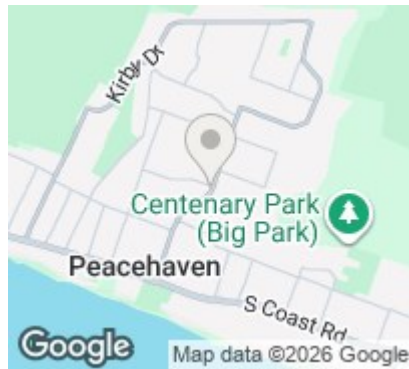
### Mobile Phone & Broadband Coverage

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





**NOT TO SCALE - FOR LAYOUT PURPOSES ONLY**  
 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                                   |  | 78                      | 78        |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | 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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