



Charles Cox
Property Lettings



1 QUEENS MANSIONS 1A QUEENS GARDENS

£950 PCM

AVAILABLE END OF JULY UNFURNISHED - This one bedroom flat is on the lower ground floor and is conveniently located on Eastbourne's Seafront. The flat is within easy reach of Eastbourne's Town Centre, Mainline Train Station, and it's amenities. The property comprises of a separate galley style kitchen with a number of wall and base units, space and plumbing for a washing machine, space for a fridge freezer, electric oven and gas hob, a stainless steel sink with mixer tap, good sized living room with a bay window. Bedroom is cosy with a turret area and a cupboard housing the boiler. Bathroom with radiator, shower over bath, basin and w/c. The property benefits from Gas Central Heating, wooden sash windows and close by to bus routes. 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.



- One Bedroom Flat • Lower Ground Floor • Gas Central Heating • Seafront Location • Parking Permit Required to Park on the Street • EPC - D • Council Tax - B

Communal Entrance

Stairs leading to communal front entrance with intercom.

Communal Hallway

Stairs leading to lower ground floor.

Entrance to Flat

Hallway

Carpet, cupboard which is out of use for Tenants, doors leading to all rooms:

Living Room

Carpet, radiator, entry phone, bay window to front with single glazed wooden sash windows.

Kitchen

LVT flooring, range of wall and base units with worktop over, circular sink with mixer tap, electric oven and gas hob, space and plumbing for washing machine, space for free standing fridge freezer, consumer unit and window.

Bedroom

Carpet, turret area with single glazed wooden sash windows, cupboard housing boiler.

Bathroom

LVT flooring, tiled walls, white suite comprising of bath with shower over, basin, w/c, mirrored wall unit, radiator, towel rail, window.

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 for more information.

Council Tax Band

This property is currently rated by Eastbourne Borough Council at Band B 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 1 or email 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

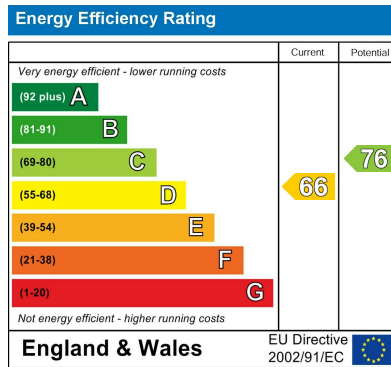


LETTINGS for an appointment. Our opening hours are Monday to Friday 9:00am - 5:30pm please call 01323 894400 option 1 or email lettings@charlescox.co.uk.

Mobile Phone & Broadband Coverage

For mobile phone and broadband information, please use the following website: 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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