



23 DYKE HOUSE 106-114 SOUTH STREET

£1,025 PCM

EASTBOURNE

AVAILABLE MID SEPTEMBER - UNFURNISHED - This one bedroom third floor (top) apartment is conveniently located within walking distance of Eastbourne Town Centre's amenities, Seafront, and Mainline Train Station. The property comprises of an open plan kitchen/living room having a number of wall and base units, space for an undercounter fridge, space and plumbing for washing machine, oven and hob, stainless steel sink and drainer opening up to living room which has communal TV and satellite points. Bathroom with heated towel radiator, shower over bath, dual basin with vanity units under, w/c. The property benefits from gas central heating, wooden sash single glazed windows throughout and close by to bus routes. EPC - C. 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 Double Bedroom Flat • Third Floor (Top) • Gas Central Heating • Easy Reach of Beach and Parks • Town Centre Location

### Communal Entrance

Access to the building is via Wish Road. Intercom system.

### Communal Hallway

Stairs to all floors.

### Lobby

Leading to apartment.

### Entrance to Flat

### Hallway

LVT flooring, entry phone, consumer unit. Double doors to:

### Open Plan Kitchen/Living Room

### Living Room

LVT flooring, 2 radiators, 3 windows

### Kitchen

Range of gloss white wall and base units with worktop over, stainless steel sink, drainer and mixer tap, oven and hob, space for undercounter fridge, space and plumbing for washing machine.

### Bedroom

Carpet, radiator, wooden single glazed sash window.

### Bathroom

Tiled floor, bath with shower over, dual basin with vanity units under, w/c, heated towel radiator, single glazed window to side.

### Parking

On road parking in neighbouring streets where a parking permit is required from Eastbourne Borough Council.

### 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](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 Friday 9:00am - 5:30pm please call 01323 894400 option 1 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)



- Light & Modern One Bedroom Apartment
- On Street Parking with Permit from Council
- Council Tax - A
- EPC - C





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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