



## 8 QUEENS MANSIONS 1A QUEENS GARDENS

£850 PCM

AVAILABLE IMMEDIATELY UNFURNISHED - This newly refurbished one bedroom Apartment is on the second floor and is conveniently located on Eastbourne's Seafront with incredible views out to sea, and is within walking distance of the Town Centre and amenities. The property comprises of an open plan kitchen/living 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 gas hob, a stainless steel sink and drainer. Bedroom is cosy with a wooden effect laminate style flooring and a cupboard housing the boiler. Shower room with heated towel radiator, 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 - D. Council Tax Band - A £1,538.51 for the period 2023/24 (this is not included within the rent). Rent excludes Tenancy Deposit and any other permitted payments. Please contact us for further information.



- ONE BEDROOM APARTMENT • SECOND FLOOR APARTMENT WITH SEA VIEWS • GAS CENTRAL HEATING • SEAFRONT LOCATION

### COMMUNAL ENTRANCE

Stairs (10) leading to communal front entrance with intercom.

### COMMUNAL HALLWAY

Stairs leading to second floor.

### APARTMENT ENTRANCE

### HALLWAY

Wood effect laminate style flooring, entryphone, consumer unit, doors leading to all rooms:

### OPEN PLAN KITCHEN/LIVING ROOM

### LIVING ROOM

Wood effect laminate style flooring, two radiators, bay window with wooden sash windows with a superb view out to sea.

### KITCHEN

New (December 2023) wall and base units with worktop over and matching splash back, stainless steel sink & drainer with mixer tap, New (December 2023) electric oven, New (December 2023) gas hob, space and plumbing for a washing machine, space for an under counter fridge.

### BEDROOM

Wood effect laminate style flooring, UPVC double glazed window to the side, radiator, built in cupboard housing boiler.

### SHOWER ROOM

Wood effect laminate style flooring, tiled walls, heated towel radiator, shower cubicle with bar shower, vanity unit wash hand basin, w/c, wall hung unit, 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](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 £1,538.51 for the period 2023/24 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.





- SEASIDE AREA OF EASTBOURNE • NEW REFURBISHED DECEMBER 2023 • PARKING PERMIT REQUIRED TO PARK ON THE STREET • SUITABLE FOR A SINGLE PERSON OR COUPLE • EPC - C • COUNCIL TAX - A

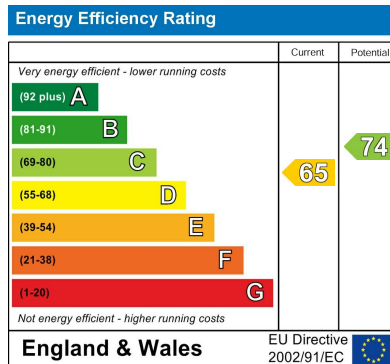
### **VIEWING INFORMATION**

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 or email [info@charlescox.co.uk](mailto:info@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)





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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