



24 DYKE HOUSE 106-114 SOUTH STREET EASTBOURNE

£650

AVAILABLE IMMEDIATELY UNFURNISHED - This Studio Apartment is on the third floor (top) and is conveniently located within walking distance 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 £1,538.51 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.



- STUDIO APARTMENT • THIRD FLOOR (TOP) STUDIO APARTMENT • GAS CENTRAL HEATING • SEAFRONT & PARKS WITHIN WALKING DISTANCE

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:

LOBBY

Leading to:

APARTMENT ENTRANCE

STUDIO ROOM

Wood style laminate style flooring, entryphone, consumer unit, radiator, twin satellite points, telephone and internet point.

KITCHEN

A range of white gloss wall and base units with a wood effect style worktop over, stainless steel sink & drainer with mixer tap, electric oven and hob, space and plumbing for a washing machine, space for an under counter fridge, boiler located in cupboard, 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 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.

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



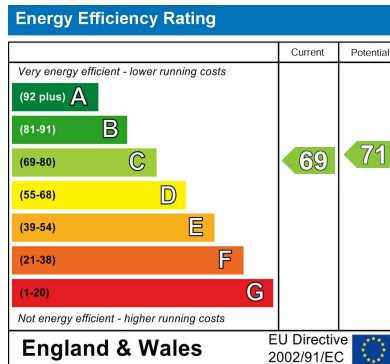
- TOWN CENTRE LOCATION • COSY TOP FLOOR STUDIO • PARKING PERMIT REQUIRED TO PARK ON THE STREET • SUITABLE FOR SINGLE OCCUPANCY ONLY • EPC - C • COUNCIL TAX - A

Friday 9:00am - 5:30pm please call 01323 894400 or email info@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

Willingdon
7 The Triangle
Willingdon
East Sussex
BN20 9PJ

01323 894 400
info@charlescox.co.uk

