



1 QUEENS MANSIONS 1A QUEENS GARDENS

£850 PCM

AVAILABLE IMMEDIATELY UNFURNISHED - This newly decorated one bedroom Apartment is on the lower ground floor and is conveniently located on Eastbourne's Seafront with incredible views out to sea. The apartment is within walking distance of Eastbourne's Town Centre, Mainline Train Station, and it's amenities. The property comprises of a separate galley style kitchen comprising of a number of wall and base units, with 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, close by to bus routes and walking distance to Eastbourne's Mainline Railway Station. EPC - D. Council Tax Band - B £1,879.46 for the period 2024/25 (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 • LOWER GROUND FLOOR APARTMENT • GAS CENTRAL HEATING • SEAFRONT LOCATION

*Redecorated throughout June 2024

*One bedroom seafront apartment

*Gas Central Heating

*Wooden Sash Windows

COMMUNAL ENTRANCE

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

COMMUNAL HALLWAY

Stairs leading to lower ground floor.

APARTMENT ENTRANCE

HALLWAY

Redecorated and new carpet, cupboard which is out of use for Tenants, doors leading to all rooms:

LIVING ROOM

17'1" (into bay) x 11'6"

Redecorated and new carpet, radiator, entryphone, bay window to front with single glazed wooden sash windows.

KITCHEN

Redecorated and 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

8'8" x 9'3" (excluding turret)

Redecorated and new carpets, turret area with single glazed wooden sash windows, cupboard housing gas combination 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) which is approximately £1,879.46 for the period 2024/25 and is excluded from the rent.

REFERENCES & HOLDING PAYMENT

* IMPORTANT *



- SEASIDE AREA OF EASTBOURNE • REDECORATED & NEW FLOORING THROUGHOUT JUNE 2024 • PARKING PERMIT REQUIRED TO PARK ON THE STREET

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 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

*Sea Front Location

*Walking Distance of the Town Centre and amenities

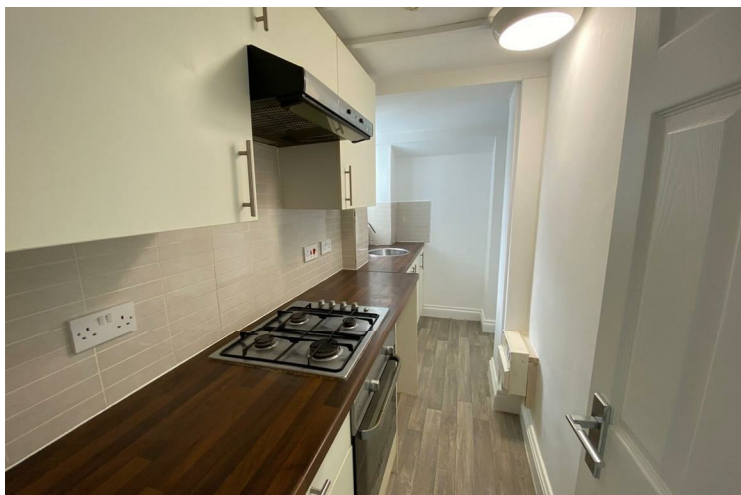
*Bus Stop located directly out the front of the building

*Close by to the Pier and Seafront



• SUITABLE FOR SINGLE PERSON OR COUPLE • EPC - D • COUNCIL TAX - B





Additional Information

Local Authority - Eastbourne Borough Council
Council Tax - Band B
Viewings - By Appointment Only

Floor Area - 613.55 sq ft
Tenure -



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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