8 LA RONDE COURT 2 TRINITY TREES EASTBOURNE

£1,450 PCM

AVAILABLE BEGINNING OF MAY UNFURNISHED - This three bedroom second floor apartment is conveniently located in Eastbourne's Town Centre with amenities, and Mainline Train Station on its doorstep. The property comprises of a double aspect living room, a separate kitchen comprising of a number of wall and base units, space for a undercounter fridge, space & plumbing for a washing machine, electric oven and hob, a stainless steel sink and drainer, master bedroom is a double with UPVC double glazed window, bedroom two is a double with UPVC double glazed window over looking trinity trees, bedroom three is a single which could also be a study, family bathroom with shower over bath, basin and w/c. The property benefits from gas central heating, UPVC double glazed windows throughout, close by to bus routes and Eastbourne's Mainline Railway Station. EPC - C. Council Tax Band - C £2,251.10 for the period 2025/26 (this is not included within the rent). Rent excludes Tenancy Deposit and any other permitted payments. Please contact us for further information.

• THREE BEDROOM APARTMENT • SECOND FLOOR APARTMENT • GAS CENTRAL HEATING • PASSENGER LIFT

* Three Bedroom Second Floor Apartment

* Separate Kitchen from Living Room

* Gas Central Heating

* UPVC Double Glazed Windows

* Storage Cupboard in Hallway

COMMUNAL ENTRANCE

Access from Trinity Trees via approximately 8 steps to front door.

COMMUNAL HALLWAY

Rear access door, stairs and passenger lift to all floors:

APARTMENT ENTRANCE

HALLWAY

Carpet, radiator, entryphone, room thermostat, cupboard, doors to all rooms:

LIVING ROOM

14'9" x 11'8"

Carpet, radiator, TV point, three UPVC double glazed windows (two to the far left wall and one to the front).

KITCHEN

8'7" x 5'10"

Vinyl flooring, range of wall and base units with worktop over, stainless steel sink drainer and mixer tap, electric oven and gas hob, space and plumbing for a washing machine, space for an undercounter fridge, two UPVC double glazed windows.

MASTER BEDROOM

10'9" x 9'4"

Carpet, radiator, UPVC double glazed window.

BEDROOM TWO

10'11" x 7'8"

Carpet, radiator, UPVC double glazed window.

BEDROOM THREE

10'9" x 5'10"

Carpet, radiator, UPVC double glazed window.

FAMILY BATHROOM

Vinyl flooring, radiator, white suite comprising: p shaped bath with shower over, basin, w/c, part tiled walls, shaver point, UPVC double glazed window.

• EASTBOURNE TOWN CENTRE • CLOSE BY TO THE AMINITIES AND MAINLINE TRAIN STATION • ON ROAD PARKING WITH A PERMIT FROM EASTBOURNE BOROUGH COUNCIL

PARKING

There is a small carpark to the rear which is ok to park and is on a first come first served basis, or on street parking with a permit from Eastbourne Borough Council.

COUNCIL TAX BAND

This property is currently rated by Eastbourne Borough Council at Band (C) which is approximately £2,251.10 for the period 2025/26 and is excluded from the rent.

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.

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.

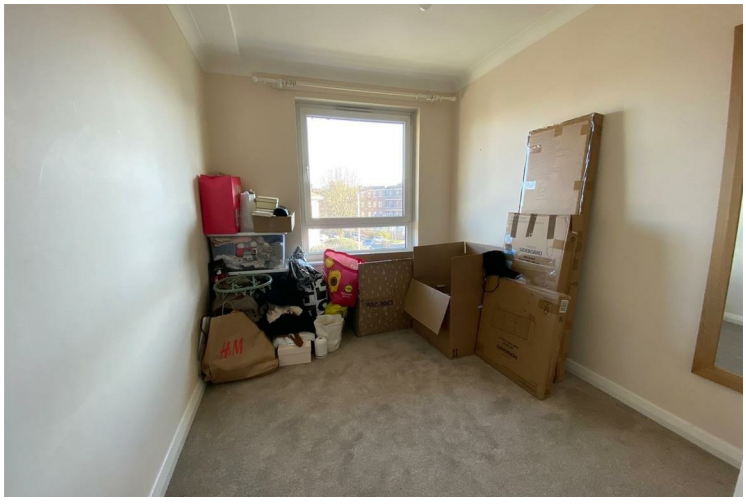
VIEWING INFORMATION

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

* On Street Parking with a Permit from Eastbourne Borough Council
* Town Centre Location in the Popular Trinity Trees
* Moments from Amenities



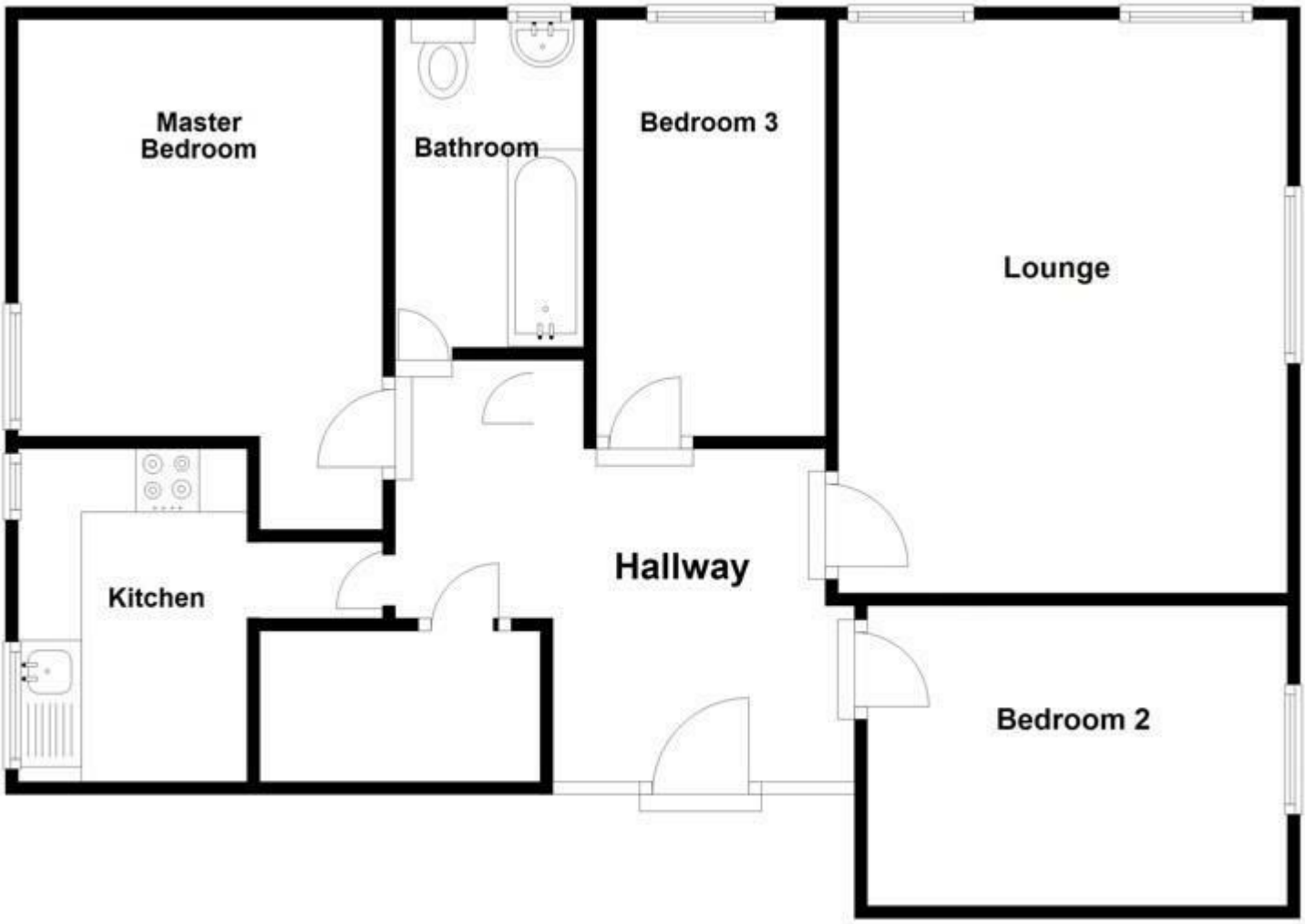
• SUITABLE FOR A SINGLE PERSON OR COUPLE • EPC - C • COUNCIL TAX - C

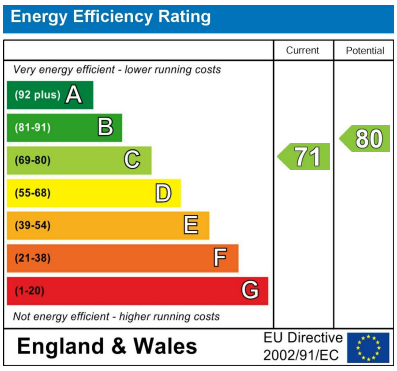
* Short Walk from Train Station

* Close by to Seafront & Theatres

Additional Information

Local Authority	-	Eastbourne Borough Council	**Floor Area**	-	sq ft
Council Tax	-	Band C	**Tenure**	-	
Viewings	-	By Appointment Only			





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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Charles Cox
Property Lettings