



Charles Cox
Property Lettings



4, 10 LISMORE ROAD EASTBOURNE

£825 PCM

AVAILABLE IMMEDIATELY UNFURNISHED - This one bedroom third floor (top) apartment is conveniently located within walking distance of Eastbourne Town Centre, Mainline Train Station, Theatres, and Seafront. The property comprises of a open plan kitchen/living room comprising of a number of wall and base units, space and plumbing for a washing machine and space for an undercounter fridge, electric oven and hob, and a stainless steel sink and drainer . Bedroom is a double looking out onto the front of the property. Shower room with heater, shower cubicle, basin and w/c. The property benefits from High Retention Night Storage Heating, some UPVC double glazing windows and some wooden single glazed skylight windows, walking distance of amenities. EPC - E. Council Tax Band - A £1,688.32 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.



- ONE DOUBLE BEDROOM • THIRD FLOOR (TOP) APARTMENT • ELECTRIC HIGH RETENTION NIGHT STORAGE HEATING • SHORT WALK FROM THE LOCAL PARKS AND SEAFRONT

COMMUNAL ENTRANCE

Eight steps up to the communal front door.

COMMUNAL HALLWAY

Stairs to all floors.

APARTMENT ENTRANCE

HALLWAY

Split level hallway six stairs up to landing, carpet, Night Storage Heater, Entryphone, Sky Light window, doors to all rooms:

OPEN PLAN KITCHEN/LIVING ROOM

LIVING ROOM

Carpet, High Heat Retention Night Storage Heater, UPVC Double Glazed Window to rear, Sky Light window, Single Satellite Point and TV Aerial Point, opening to:

KITCHEN

Vinyl flooring, Range of Wall and Base Units with Worktop over, Stainless Steel Sink Drainer and Mixer Tap, Electric Oven and Hob, Space for a undercounter Fridge, Space and Plumbing for a Washing Machine.

BEDROOM

Carpet, Night Storage Heater, UPVC Double Glazed Tilt and Turn Window, Single Satellite Point and TV Aerial Point.

SHOWER ROOM

Vinyl flooring, Electric Heater, Sky Light, Shower Cubicle with Electric Shower, Basin, and w/c.

PARKING

On Street Parking, where a parking permit is required please contact Eastbourne Borough Council for more information.

COUNCIL TAX BAND

This property is currently rated by Eastbourne Borough Council at Band (A) which is approximately £1,688.32 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



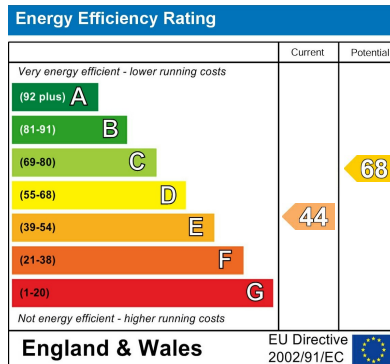
- TOWN CENTRE LOCATION • LIGHT BRIGHT TOP FLOOR APARTMENT • PARKING ON STREET WITH PERMIT FROM COUNCIL • SUITABLE FOR A SINGLE PERSON OR COUPLE • EPC - E • COUNCIL TAX - A

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

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