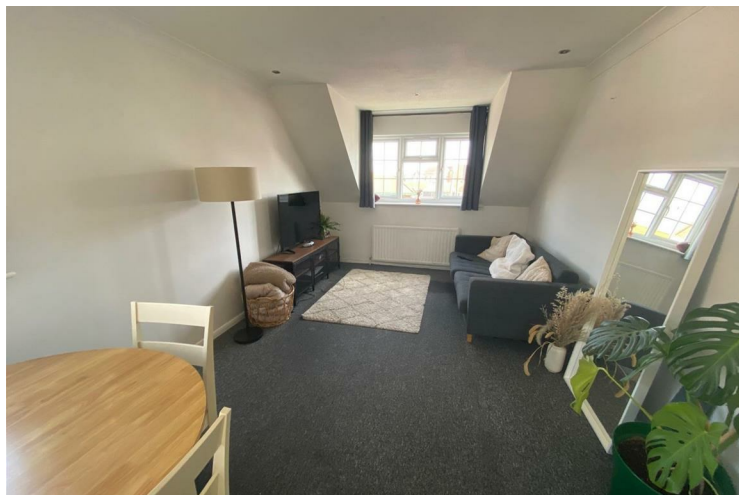




6 GLYNDE COURT 48 DANE ROAD SEAFORD

£1,200 PCM

AVAILABLE END OF JULY/BEGINNING OF AUGUST UNFURNISHED - This third floor (top) one double bedroom apartment is conveniently located in the Town Centre of Seaford close by to the shops and Seaford Train Station. The apartment comprises of a double aspect living room with door leading to the kitchen, which comprises a range of wall and base units with worktop over, vinyl flooring, electric oven, gas hob, stainless steel sink and drainer, integral dishwasher, window, space and plumbing for a washing machine, space for a freestanding fridge freezer, double bedroom with two windows with distant sea views, wardrobe, bathroom with shower over bath, basin, w/c, window. The property benefits from Gas Central Heating, sealed unit double glazing, on road parking. EPC - C. Council Tax Band - B £2,020.14 (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 • GAS CENTRAL HEATING • COMMUNAL GARDENS

COMMUNAL ENTRANCE

Accessed from Dane Road.

COMMUNAL HALLWAY

Stairs leading to all floors

APARTMENT ENTRANCE

HALLWAY

Carpet, two storage cupboards, entryphone, radiator, doors leading to all rooms:

LIVING ROOM

Carpet, two UPVC double glazed windows one to the side and one to front with distant sea views, radiator, door to:

KITCHEN

Tiled floor, range of wall and base units with worktop over, sink with drainer and mixer tap, integrated dishwasher, space and plumbing for washing machine, space for freestanding fridge freezer, electric oven, gas hob, boiler, window to rear.

BEDROOM

Carpet, two UPVC double glazed windows to front with distant sea views, triple sliding door wardrobe.

BATHROOM

Vinyl flooring, bath with shower over, basin, w/c, radiator, window to rear.

COMMUNAL GARDENS

PARKING

On street parking in neighbouring roads

COUNCIL TAX BAND

This property is currently rated by Lewes District Council at Band (B) which is approximately £2,020.14 for the period 2025/26 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



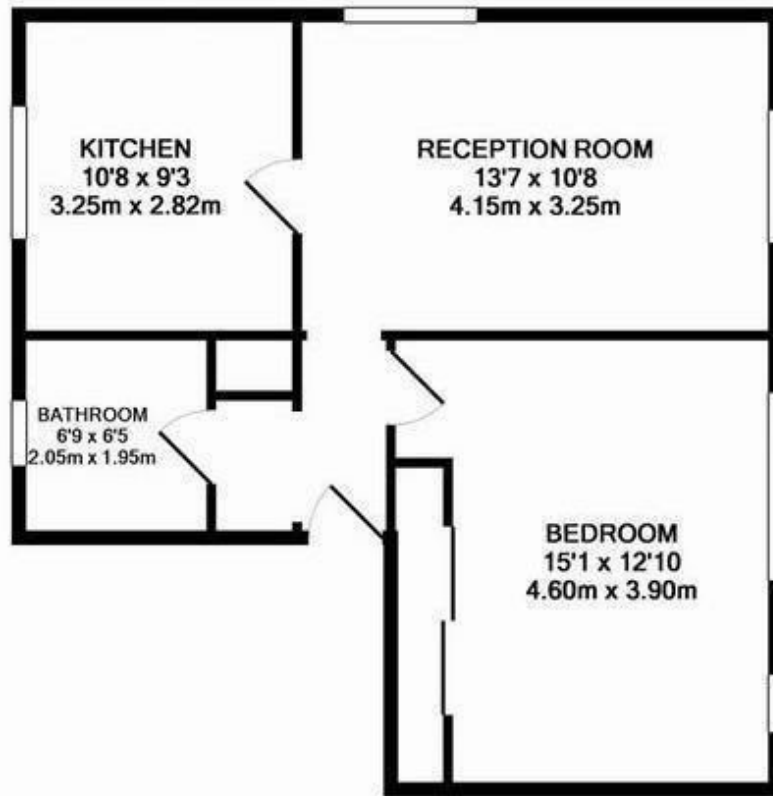
- SEAFORD TOWN CENTRE • WALKING DISTANCE TO TRAIN STATION • ON STREET PARKING • SUITABLE FOR A SINGLE OR PROFESSIONAL COUPLE • EPC - C • COUNCIL TAX - B

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





TOTAL APPROX. FLOOR AREA 545 SQ.FT. (50.6 SQ.M)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(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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