



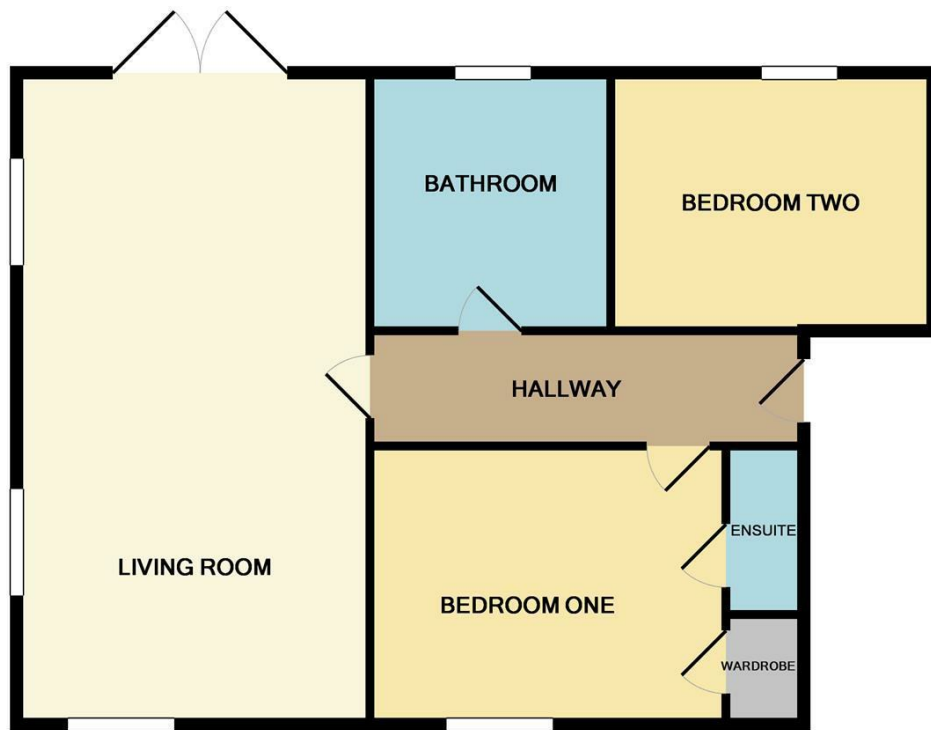
## 28 THE LODGE, CORSICA HALL COLLEGE ROAD SEAFORD, BN25 1JX

£1,300 PCM

AVAILABLE BEGINNING OF JULY UNFURNISHED - This two bedroom ground floor apartment is conveniently located within walking distance of Seaford seafront and Town Centre. The property comprises of a bright and open plan kitchen and airy living room with patio doors leading out to the garden, kitchen comprising of a number of wall and base units, integrated appliances (washing machine, slimline dishwasher, and undercounter fridge and freezer), electric oven, gas hob and a stainless steel sink and drainer. Master bedroom is a double looking out onto the rear of the property with an en-suite shower room with shower cubicle, basin and w/c. Bedroom Two is a double and has views out to the front of the property. Family bathroom with heated towel radiator, wall mirror with light, shower over bath, basin and w/c. The property benefits from Gas Central Heating, sealed unit double glazing tilt & turn windows, allocated parking space and garden to the front. EPC - C. Council Tax Band - C £2,308.72 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.



Charles Cox  
Property Lettings



TOTAL APPROX. FLOOR AREA 749 SQ.FT. (69.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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