



4 SAMARA HOUSE 55-61 SEASIDE ROAD EASTBOURNE, BN21 3PL

£850 PCM

AVAILABLE BEGINNING OF AUGUST UNFURNISHED - This one bedroom second floor apartment is conveniently located within walking distance of Eastbourne Town Centre's amenities, Seafront, and Mainline Train Station. The property comprises of an open plan kitchen/living room comprising of a number of wall and base units, with space and plumbing for a washing machine, space for a undercounter fridge, electric oven and hob, a stainless steel sink and drainer opening up to living room which has single glazed sash windows to front. Master bedroom is a double looking out onto the rear of the property, Bathroom with radiator, shower over bath, basin, w/c, single glazed wooden sash window. The property benefits from gas central heating, wooden sash single glazed windows, close by to bus routes and walking distance to Eastbourne's Mainline Railway Station. EPC - C. 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.



Charles Cox
Property Lettings



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(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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