

# HUNT FRAME

ESTATE AGENTS



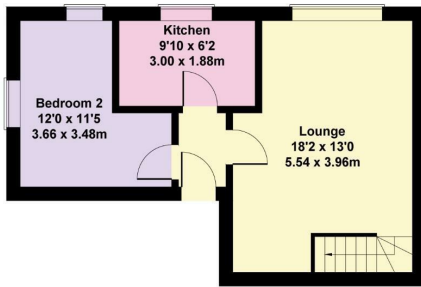
**7 Southfields Road**  
Central, Eastbourne, BN21 1BU

**£1,200 Per Month**

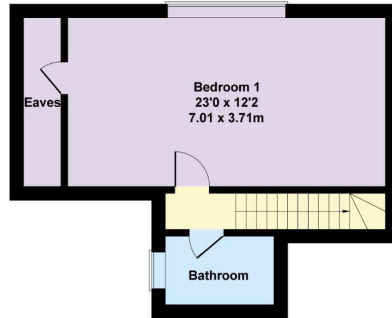
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### Flat 4, 7 Southfields Road

Approximate Gross Internal Area  
793 sq ft - 74 sq m

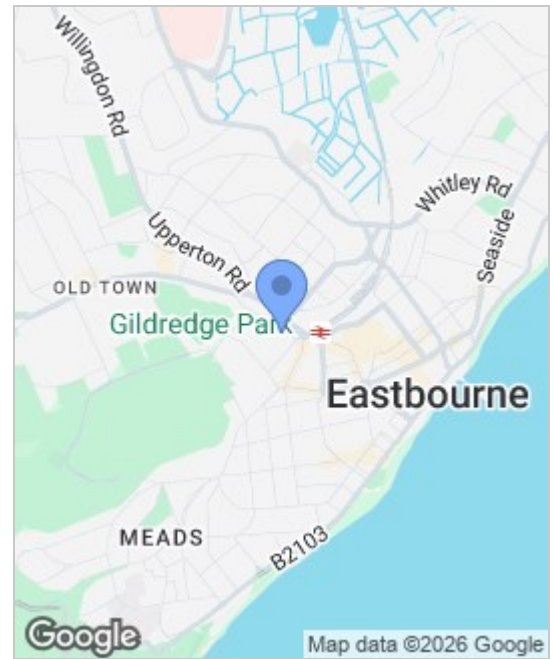


FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2022  
For Illustrative Purposes Only.



| Energy Efficiency Rating                    |               |
|---------------------------------------------|---------------|
| Current                                     | Potential     |
| Very energy efficient - lower running costs |               |
| (92 plus) A                                 |               |
| (81-91) B                                   |               |
| (69-80) C                                   |               |
| (55-68) D                                   |               |
| (39-54) E                                   |               |
| (21-38) F                                   |               |
| (1-20) G                                    |               |
| Not energy efficient - higher running costs |               |
| Current: 58                                 | Potential: 75 |
| England & Wales EU Directive 2002/91/EC     |               |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |               |
|-----------------------------------------------------------------|---------------|
| Current                                                         | Potential     |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |               |
| (92 plus) A                                                     |               |
| (81-91) B                                                       |               |
| (69-80) C                                                       |               |
| (55-68) D                                                       |               |
| (39-54) E                                                       |               |
| (21-38) F                                                       |               |
| (1-20) G                                                        |               |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |               |
| Current: 58                                                     | Potential: 75 |
| England & Wales EU Directive 2002/91/EC                         |               |

## Viewing

Please contact us on 01323 737373 if you wish to arrange a viewing appointment for this property or require further information.

- RECENTLY RE-FURBISHED THROUGHOUT
- CLOSE TO TOWN CENTRE AND RAILWAY STATION
- 23' X 12' MASTER BEDROOM
- AVAILABLE EARLY OCTOBER
- \*\*ZERO DEPOSIT ALTERNATIVE AVAILABLE\*\*
- TWO BEDROOMS
- 18'2 LOUNGE
- RECENTLY INSTALLED KITCHEN
- PLEASE CLICK 'CONTACT AGENT' OR 'FURTHER DETAILS' FOR AN APPLICATION FORM



Located close to Eastbourne town centre and railway station, a TWO BEDROOM split level apartment which has been RECENTLY RE-FURBISHED THROUGHOUT. Comprising large lounge, two bedrooms recently installed kitchen and bathroom. Available early October. PLEASE APPLY BY EMAIL ONLY.

SECURITY DEPOSIT £1384  
HOLDING DEPOSIT: £276  
COUNCIL TAX BAND: C



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.