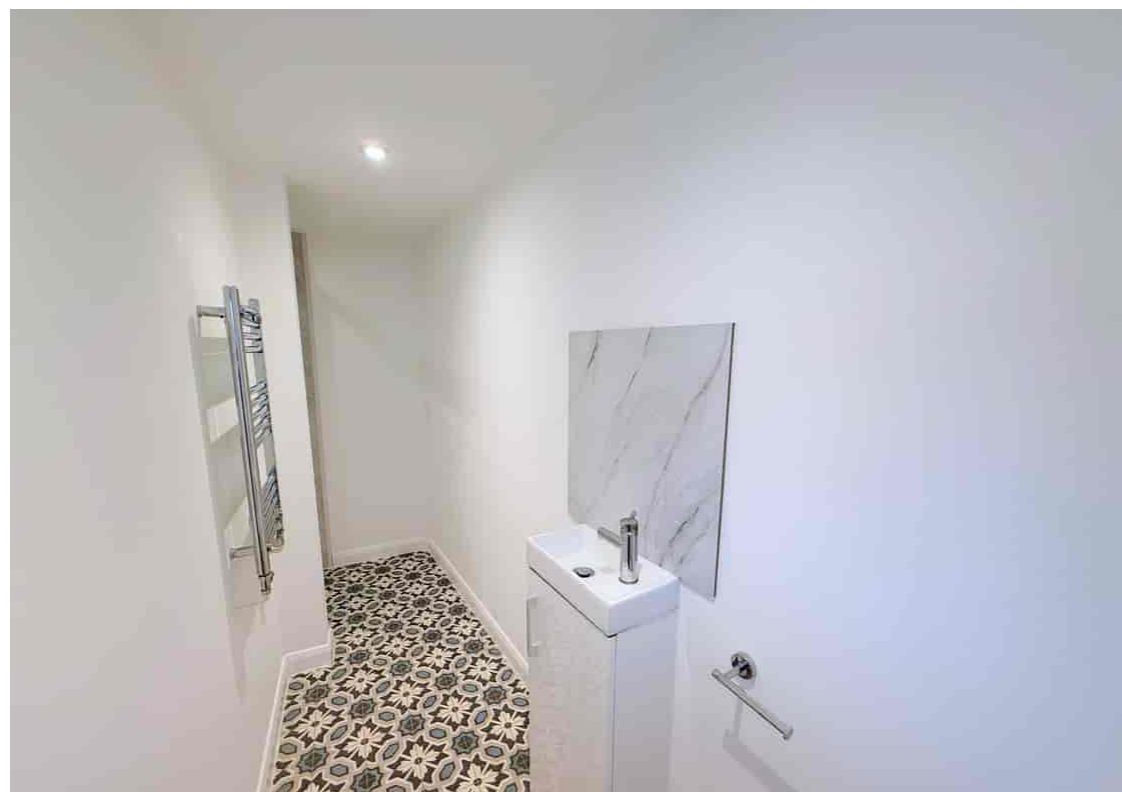
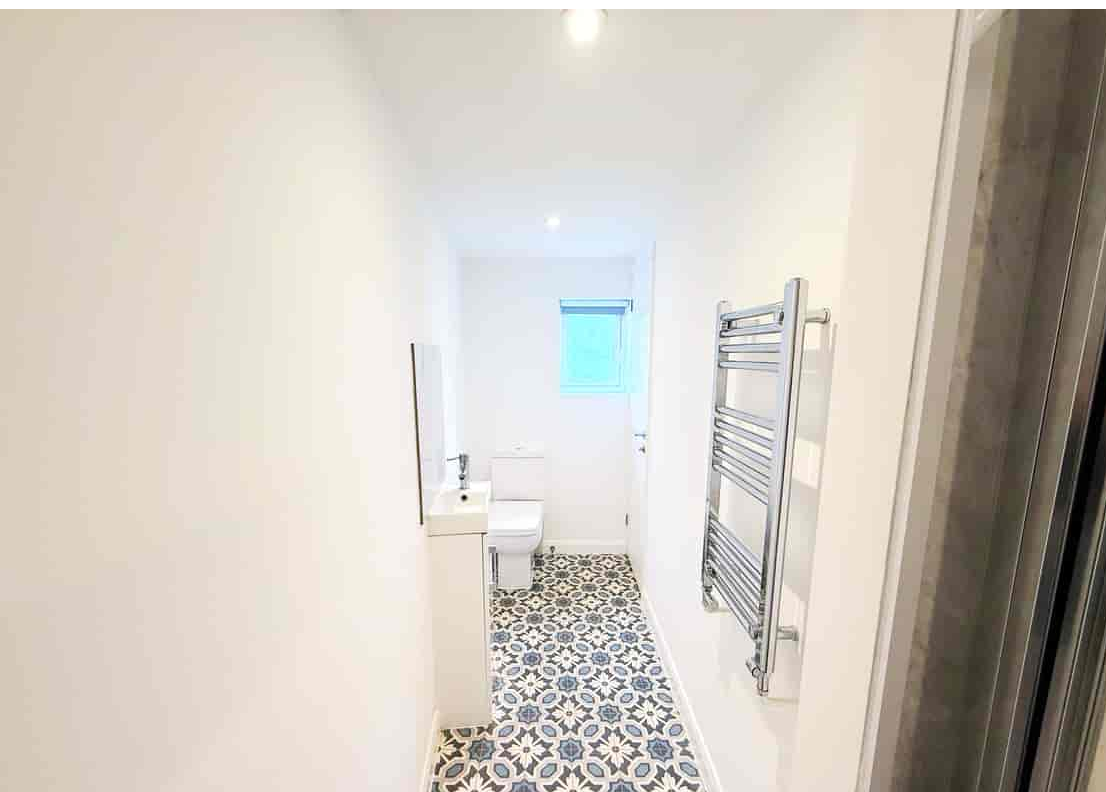




Flat A 12 North Street, Eastbourne, BN21 3HG

£875 pcm





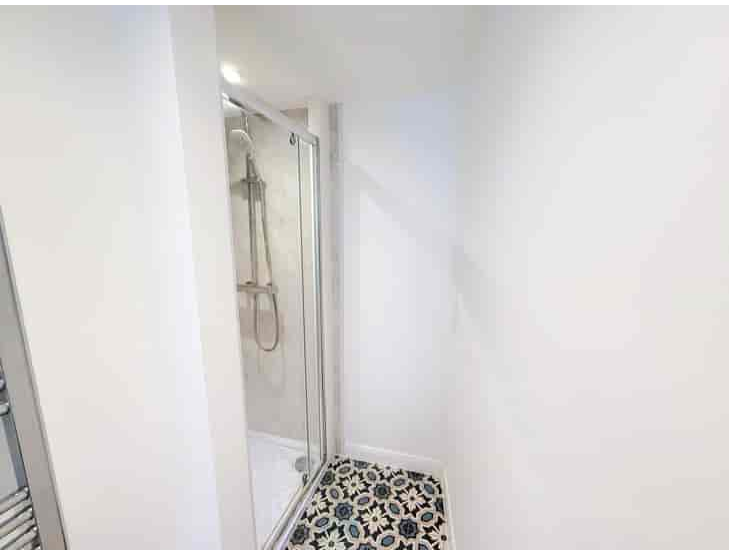


Property Café are delighted to present this First and Second floor maisonette to the lettings market. The property is ideally located in the heart of Eastbourne town centre within walking distance to the towns array of bars/restaurants, shops, mainline railway station and stunning seafront promenade. Internally the property offers a spacious living room/diner, modern fitted kitchen, large double bedroom and modern shower room. Further benefits include; double glazing and gas fired central heating, modern tones throughout and is available to let mid March 2026 on a long let. A minimum annual income of £26,250 per household is required to be eligible for this property with early internal viewings highly recommended. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.

1x Week holding deposit = £201.92

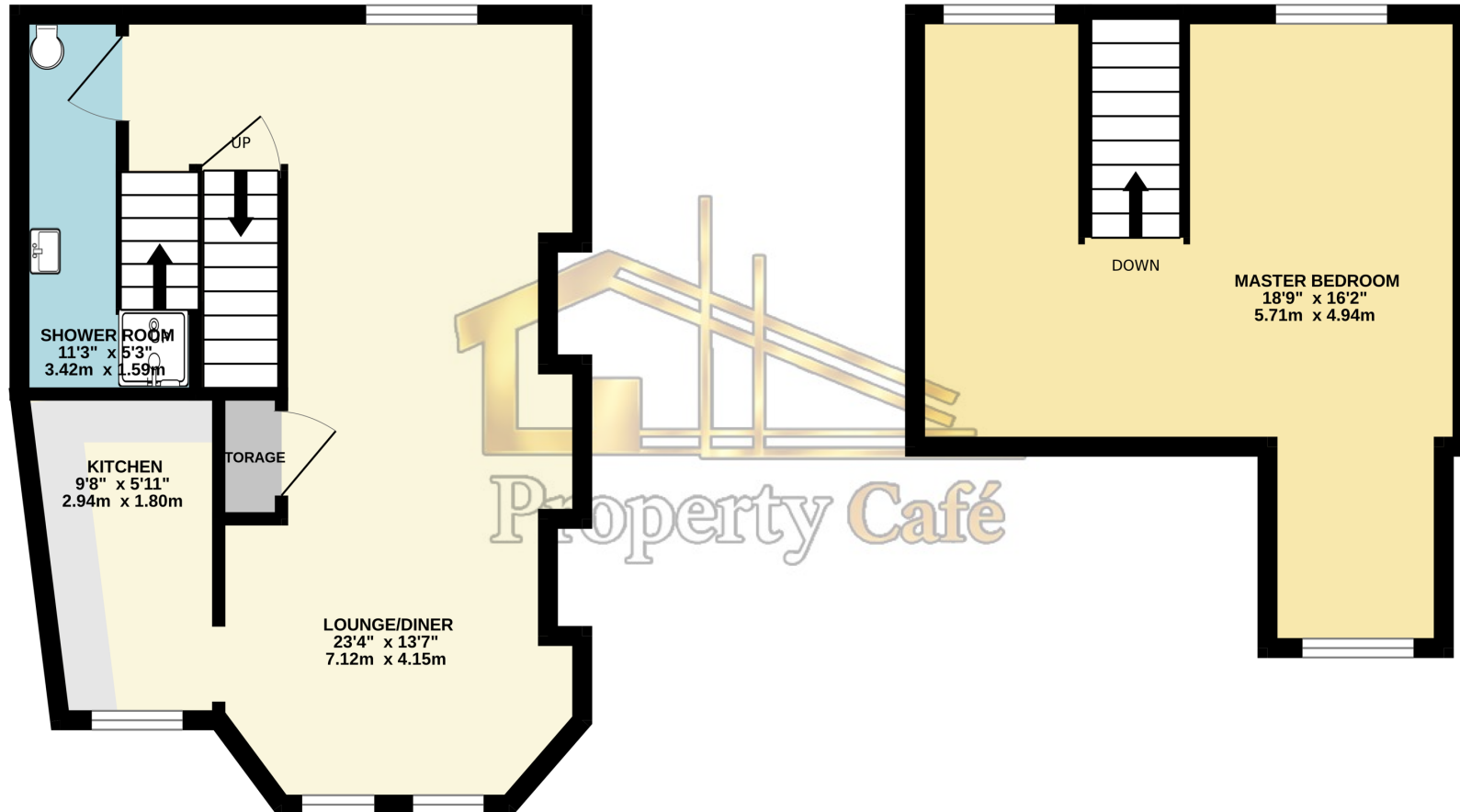
5x Weeks security deposit = £1,009.61

Minimum income required = £26,250



GROUND FLOOR
356 sq.ft. (33.1 sq.m.) approx.

1ST FLOOR
238 sq.ft. (22.1 sq.m.) approx.



TOTAL FLOOR AREA : 594 sq.ft. (55.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Bedrooms: 1
Receptions: 1
Council Tax: Band A
Council Tax: Rate 1538.51
Parking Types: No Parking Available.
Heating Sources: Central. Gas.
Electricity Supply: Mains Supply.
EPC Rating: C (79)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Lateral living. Not suitable for wheelchair users.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Here at Property Cafe Limited we believe in full transparency. With the introduction of the Material Information Act, under the guidance of the 'National Trading Standards Estate and Lettings Agency Team' (NTSEALAT), 'Estate Agents Act 1979' and the 'Property Misdescription Act 1991', Every care has been taken to be as transparent and forthcoming with information described by the Act's in relation to the property and it's particulars.

Successful candidates will be required to provide a holding deposit payment of one calendar week, inline with the 'Tenant Fees Act 2019', which will constitute a proportion of the initial rental payment upon successful checks and references being accepted. Following successful referencing, tenants must pay a security deposit value of upto five calendar weeks, to be registered in conjunction with the Tenancy Deposit Protection Schemes (TDP) consisting of; Deposit Protection Service, Mydeposits and Tenancy Deposit Service which are refundable upon successfully vacating the property subject to term and conditions set out in their leasing agreement. All information was provided in good faith by third parties and is therefore subject to change.

- One bedroom maisonette to let
 - Eastbourne town centre
 - Spacious double bedroom.
- Double glazing and gas central heating.
 - Modern fitted kitchen

- Modern shower room.
- Large living room/diner
- Ample storage throughout
- Available early/mid March 2026
- Close to seafront and train station.