



## 8 Ratton Road

, Eastbourne, East Sussex, BN21 2LS

# Rental £800 pcm

1 bedroom Ground Flat available 28 May 2025

EPC Rating: G

\* Unfurnished

### Situation

**\*\*GAS CENTRAL HEATING AND WATER INCLUDED IN RENT\*\***  
 Hartley Bennett are pleased to offer this ground floor converted studio flat in Ratton Road, Eastbourne. Presented in good decorative order, the spacious studio room offers ample for living/bedroom, separate kitchen and large shower room. Benefits from double glazing. **\*\*NO DEPOSIT OPTION AVAILABLE - PLEASE ASK FOR MORE DETAILS\*\*** Please note this landlord requires a UK homeowner guarantor to guarantee the tenancy. Great location - shops and amenities, including a Waitrose supermarket in the Old Town's Motcombe Village are a short walk away. Eastbourne's DGH hospital is less than a kilometre away.

### Accommodation

All measurements are approximate.

### Further Information

The deposit required is £920

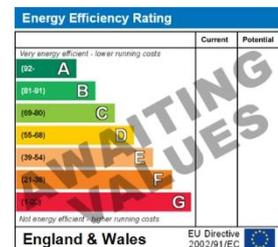
The bills included in the rent are Gas and Water

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company, Council

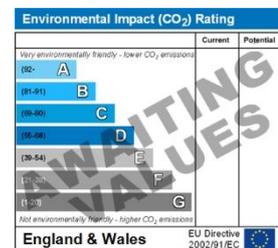
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

### Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.  
 Creation Date: 05/05/2025

Property Ref: inst-7604

### IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Hartley Bennett Ltd, 2025. Hartley Bennett Ltd Registered in England No. 10635436