



37 St. Kitts Drive, Eastbourne, BN23 5TL

£1,250 PCM

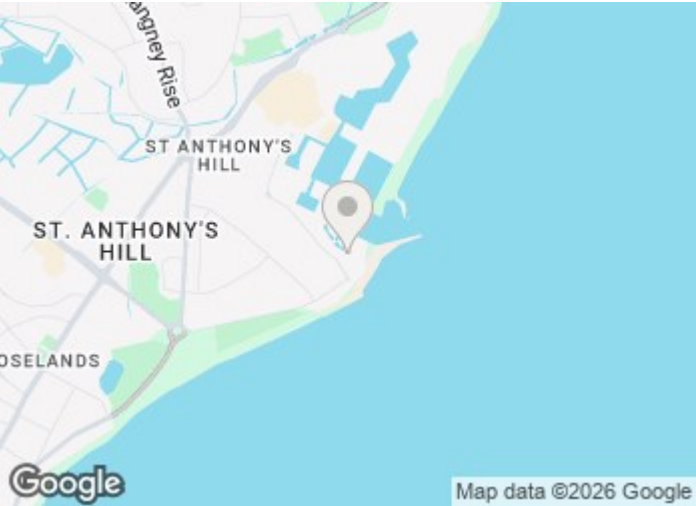
A well-presented two-bedroom second floor flat, ideally located close to the seafront. The property features a bright living room with access to a private balcony, a separate kitchen, and two double bedrooms, both with built-in wardrobes. The main bedroom benefits from an en suite shower room, while a separate bathroom serves the second bedroom.

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- Second Floor Flat
- Close to Seafront
- Available May 2026
- Two Double Bedrooms
- South Facing Balcony
- Sovereign Harbour South
- Allocated Parking

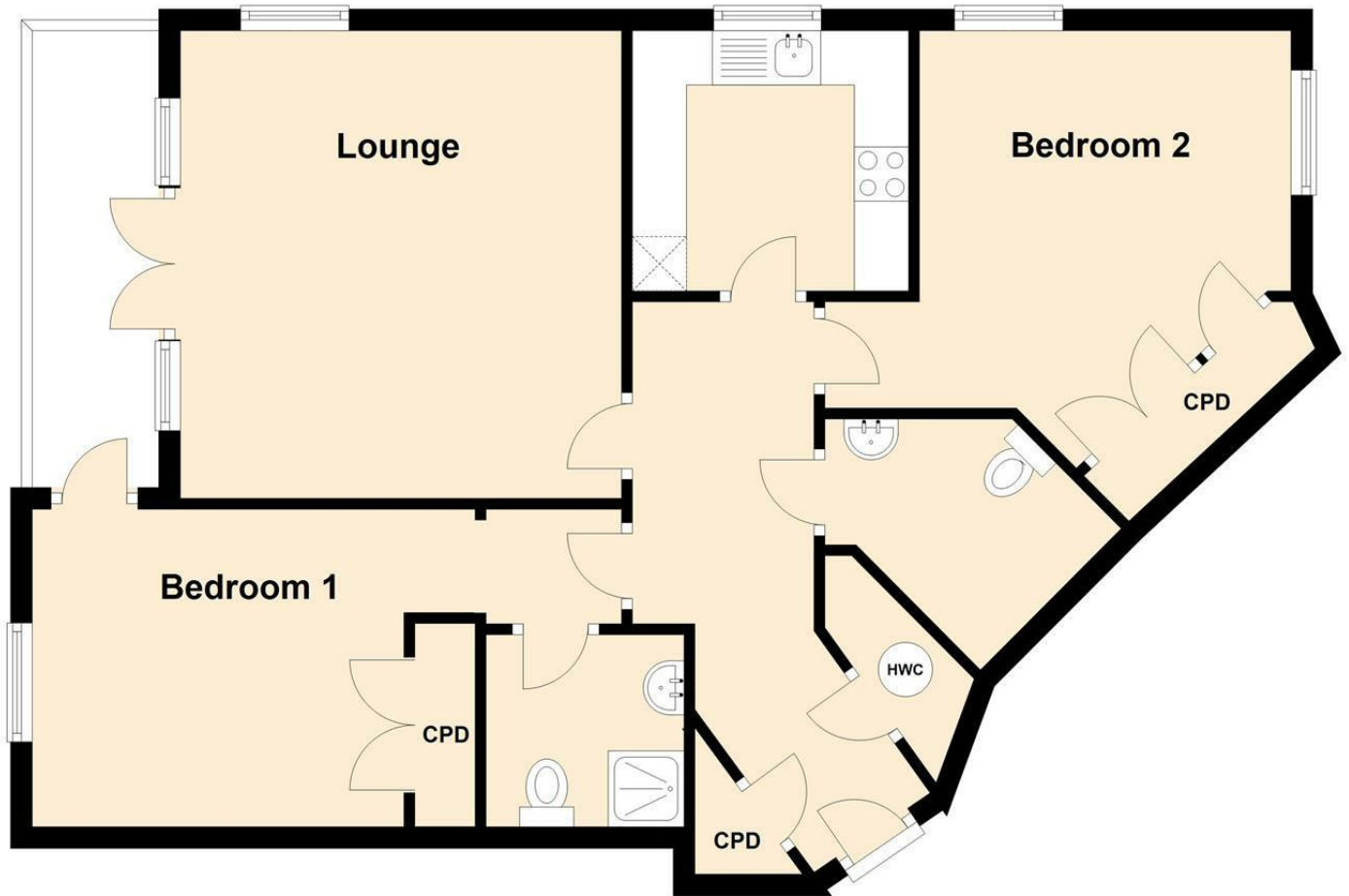


Directions



Second Floor

Approx. 71.2 sq. metres (766.6 sq. feet)



Total area: approx. 71.2 sq. metres (766.6 sq. feet)

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			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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.

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