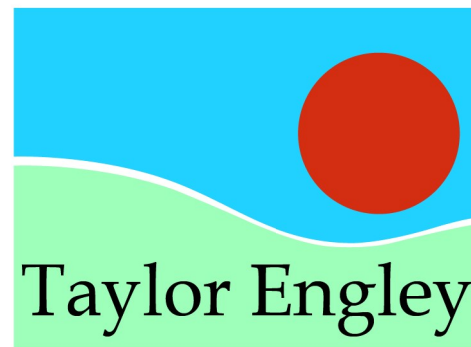


**Valuers, Land & Estate Agents**  
6 Cornfield Road  
Eastbourne  
East Sussex BN21 4PJ

**Tel: (01323) 722222**  
**Fax: (01323) 722226**

**[eastbourne@taylor-engley.co.uk](mailto:eastbourne@taylor-engley.co.uk)**  
**[www.taylor-engley.co.uk](http://www.taylor-engley.co.uk)**



**16B Lushington Lane, Town Centre, Eastbourne, East Sussex, BN21 4LJ**  
**£1,150 PCM**

**An opportunity arises to rent this TWO BEDROOMED SEMI-DETACHED HOME occupying a convenient location in the heart of Eastbourne's town centre. The property benefits from gas fired central heating and double glazed windows. Features include an open plan living/dining room/kitchen, cloakroom, two first floor bedrooms and a bathroom. Outside there is a small enclosed patio area to rear. EPC=B.**



**The property is located to the west side of Eastbourne's town centre being within just a short walk of Eastbourne's comprehensive shopping facilities, mainline railway station, seafront and theatres.**

**\* CONVENIENT CENTRAL LOCATION TO THE WEST SIDE OF TOWN CENTRE \* LIVING/DINING ROOM OPEN PLAN TO KITCHEN \* CLOAKROOM \* TWO BEDROOMS \* BATHROOM/WC \* SMALL ENCLOSED PATIO GARDEN \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZED WINDOWS \***





## The accommodation

Comprises:

Front door opening to:

### Entrance Hall

Radiator, cabinet housing consumer unit and electric meter.

### Cloakroom

Low level wc, wash hand basin with mixer tap, tiled floor, window to front.

Door from hall to:

### Living/Dining Room Open Plan to Fitted Kitchen

19'6 max x 13'7 max (5.94m max x 4.14m max)  
(19'6 max including depth of kitchen area x 13'7 max in living room area reducing to 6'2 in kitchen area).  
Measurements include depth of kitchen units.

### Living/Dining Room Area

Radiator, understairs storage cupboard, downlighters, patio door to rear.

### Kitchen Area

Comprises single drainer sink unit with mixer tap, work surface with base units below, wall mounted cupboards, electric under counter oven, four burner gas hob with extractor fan over, integrated fridge/freezer, space and plumbing for washing machine, Beko washing machine, slimline dishwasher, central heating thermostat, downlighters, window with outlook to front.

Stairs rising from hall to:

### First Floor Landing

Loft hatch to roof space.

### Bedroom 1

13'7 max x 8'10 max (4.14m max x 2.69m max)  
(13'7 max reducing to 10'4).  
Radiator, two windows with outlook to front.

### Bedroom 2

10'2 x 6'8 (3.10m x 2.03m)  
Radiator, window to rear.

## Bathroom

Bath with mixer tap and shower over, shower screen, wash hand basin with mixer tap, low level wc, tiled floor, chrome effect heated towel rail, downlighters.

## Outside

Small enclosed patio area to rear.

## COUNCIL TAX BAND:

Council Tax Band - 'C' Eastbourne Borough Council.

## BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

## FOR CLARIFICATION:

We wish to inform prospective tenants that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

## VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.

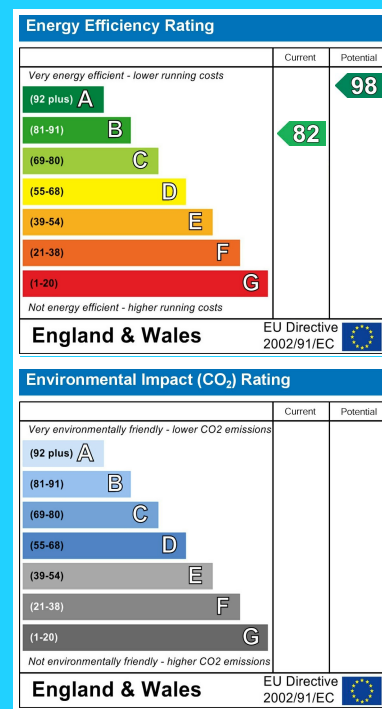
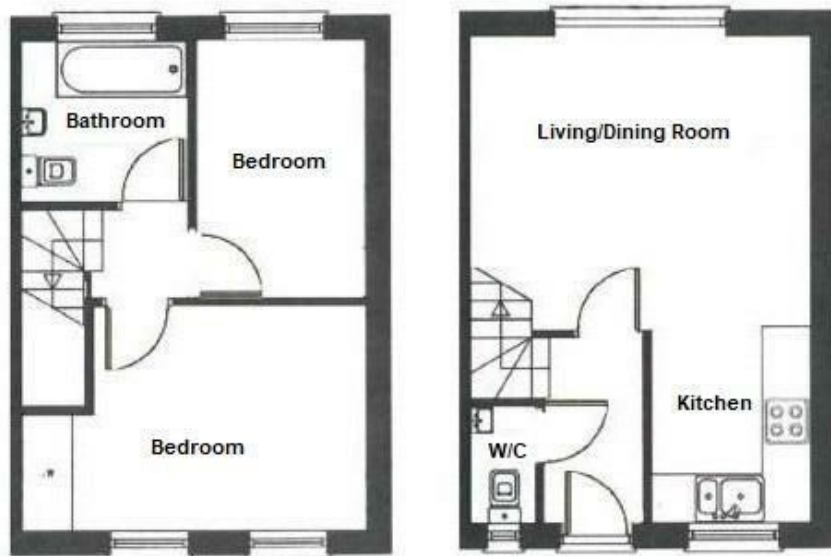
## REFERENCES AND HOLDING PAYMENTS

\* IMPORTANT \* Please be advised that we will require a holding payment to the equivalent of one weeks rent prior to starting referencing. This will be held until the date of move in and will then be deducted from your final rent amount. The total deposit due on the property is the equivalent to five weeks rent.

If you decide not to proceed with the tenancy, provide false or misleading information, fail a right to rent check or fail to take reasonable steps to enter into a tenancy agreement, then we will retain the holding payment to cover costs incurred.

If you require further clarification on the above, please do not hesitate to contact us on 01323 440000 or email [lettings@taylor-engley.co.uk](mailto:lettings@taylor-engley.co.uk).





**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

**Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750**