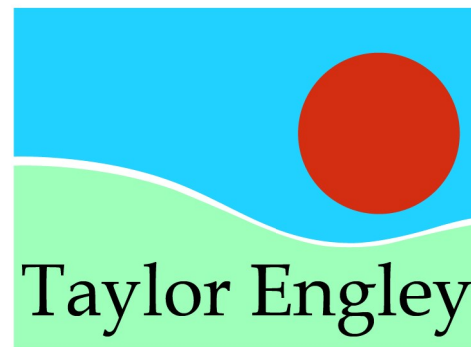


Valuers, Land & Estate Agents
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8 Discovery House, Susans Road, Eastbourne, East Sussex, BN21 3AG
£1,200 PCM

AVAILABLE NOW- This ground floor flat is conveniently located on Susans Road, close to the town center and railway station. The property boasts two well-proportioned bedrooms, an open plan fitted kitchen/living room with patio doors leading to a private patio area. This property has the advantage of a private parking space in gated area. Council Tax Band B, EPC Rating C.



The accommodation

Comprises:

Communal front door opening to:

Communal Entrance Hall

Private front door opening to:

Entrance Hall

Entry phone system, radiator, cupboard housing water tank and shelf, storage cupboard.

Living Room

15'5" x 12'0" (4.72 x 3.68)

Carpet, radiator, double doors opening to patio, vertical blinds.

Kitchen

9'3" x 8'0" (2.82 x 2.45)

Range of wall and base level units with worktop over, inset sink with mixer tap, electric oven with hob having extractor fan over, integrated fridge freezer, free standing washing machine and dishwasher.

Bedroom 1

15'3" x 7'1" (4.65 x 2.16)

Built-in wardrobe, radiator, carpet, window to rear.

En-Suite Shower Room

Double shower cubicle with shower over, wash hand basin, low level wc, towel rail, radiator, lino flooring.

Bedroom 2

11'2" x 8'5" (3.42 x 2.57)

Wardrobe, carpet, radiator, window to rear with blind.

Bathroom

Bath with shower over, towel rail, low level wc, wash hand basin with storage, lino flooring.

Outside

Patio

Private patio area to rear.

Parking Space

One parking space located to the rear of the building.

COUNCIL TAX BAND:

Council Tax Band - 'B' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales 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 ENGLE. Y.

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.

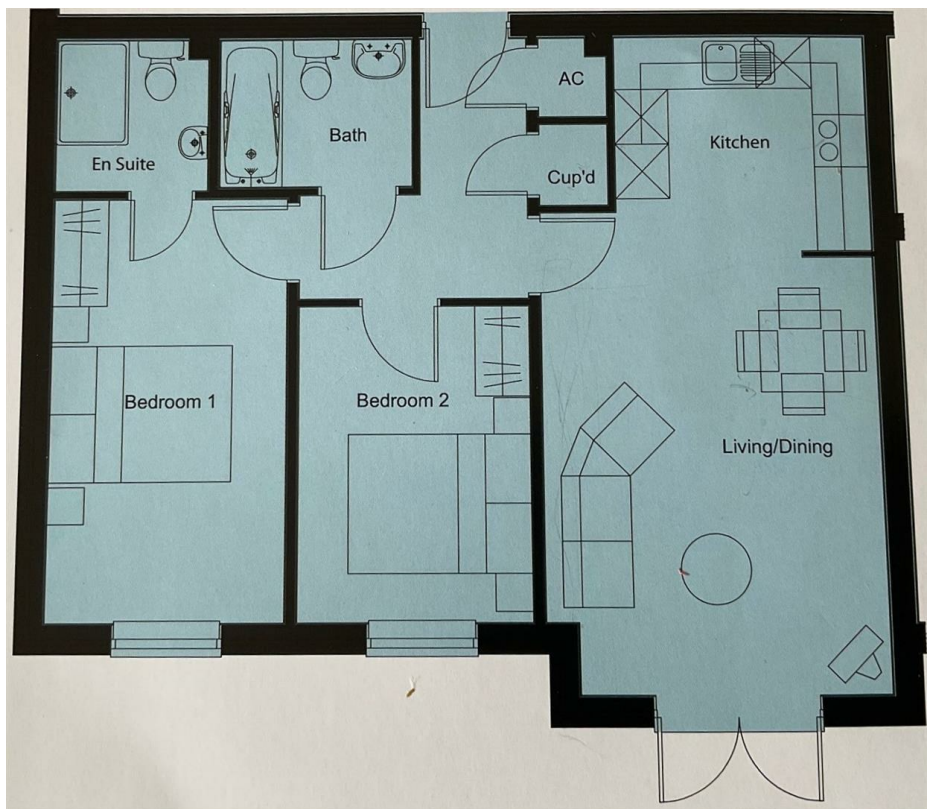
If you decide not to proceed with the tenancy, provide false or misleading information, fail a right to rent check or fail to take reasonable steps to enter into a tenancy agreement, then we will retain the holding payment to cover costs incurred.

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.

ENERGY EFFICIENCY RATING

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.





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

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.

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