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Taylor Engley



The Old House 15- 17 High Street, Seaford, East Sussex, BN25 1PE
£2,350 PCM

Taylor Engley are delighted to offer this stunning, refurbished, four bedroom house in the heart of Seaford. The house has been fully refurbished to an extremely high standard and within keeping of the houses history. On the ground floor you will find a large kitchen and dining room, ideal for entertaining. The stairs lead to a well proportioned living room, two double bedrooms and a main bathroom. A further flight of stairs lead to two larger bedrooms and a shower room. The property feels light and open throughout. Outside you will find a courtyard garden, that has been well maintained and perfect for alfresco dining. The house is situated in the original high street, with the local butchers and greengrocer just at the end of the road. Two parking spaces are include.



The accommodation

Comprises:

Front door opening to:

Dining Room

21'1" x 18'4" (6.45 x 5.6)

Wooden flooring, windows to front, radiator, door to courtyard garden.

Cloakroom

Low level wc, radiator, wash hand basin.

Kitchen

21'7" x 17'4" (6.6 x 5.3)

Eye and base level units, electric oven and hob, stainless steel sink, plumbing for dishwasher, space for fridge freezer, windows to front, radiator, original tiled floor.

Utility Room

Boiler, plumbing for washing machine, space for tumble dryer, shelving.

Stairs leading to:

First Floor Landing

Living Room

19'8" x 17'4" (6 x 5.3)

Dual aspect windows, fireplace, carpet, original central beam.

Bedroom Four

12'6" x 9'6" (3.83 x 2.92)

Window to front, carpet, fireplace, radiator.

Bedroom Three

12'4" x 10'10" (3.77 x 3.31)

Window to front, radiator, fireplace, carpet.

Bathroom

8'6" x 7'2" (2.6 x 2.2)

Bath with shower over, tiled flooring, tiles to wall, window to rear, radiator, low level wc, wash hand basin.

Bedroom Two

14'11" x 13'1" (4.55 x 3.99)

Skylight, carpet, original beams.

Bedroom One

17'8" x 15'5" (5.4 x 4.7)

Skylight, carpet, original beams, radiator.

Outside

Shower Room

8'6" x 6'4" (2.6 x 1.95)

Double shower, low level wc, basin, tiled flooring.

Courtyard Garden

Raised gravel area with flower bed and pathway to rear door

COUNCIL TAX BAND:

Council Tax Band -

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.

REFERENCING 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.

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.





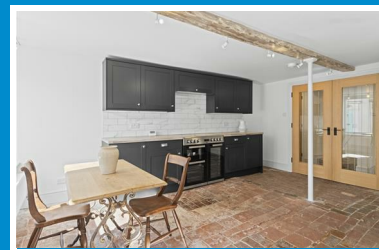


FLOOR 1

FLOOR 2

FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1: 91 m²/976 sq.ft. FLOOR 2: 52 m²/560 sq.ft. FLOOR 3: 42 m²/452 sq.ft.
 TOTAL: 185 m²/2008 sq.ft.
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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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