

Valuers, Land & Estate Agents

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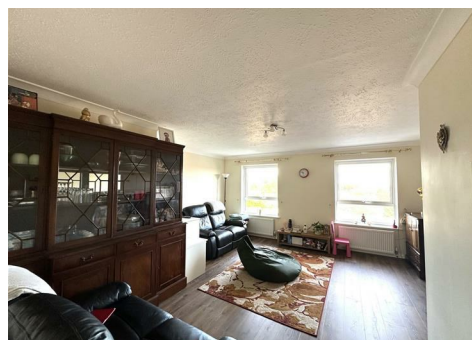
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Taylor Engley



7 Downside Close, Eastbourne, BN20 8EL

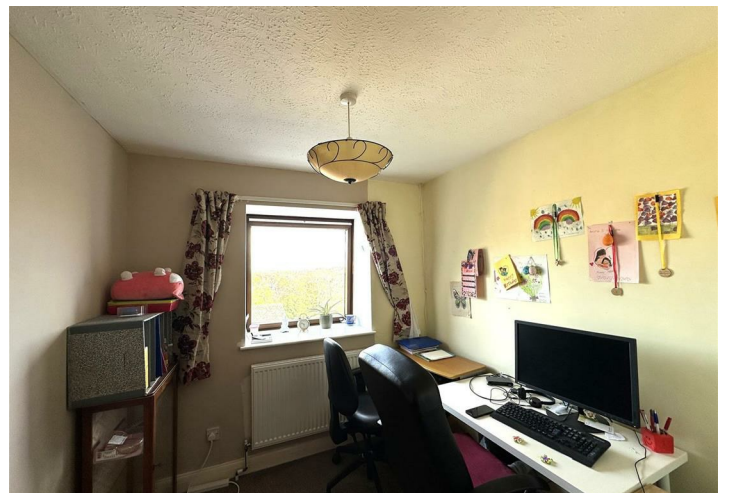
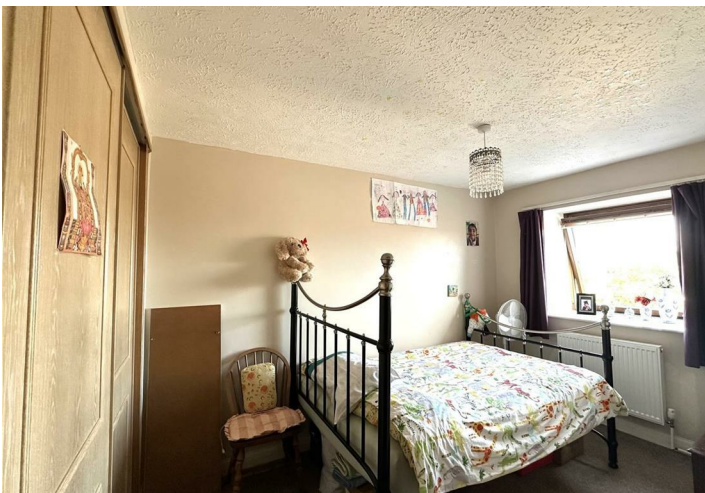
£1,550 PCM

Nestled in the charming area of Downside Close, this delightful three-bedroom terraced house offers a perfect blend of comfort and convenience. The property boasts bathroom, shower room and utility room. One of the standout features of this residence is the stunning view of the South Downs, providing a picturesque backdrop to your daily life. The house is conveniently located near local schools and amenities, making it an excellent choice for families. The property also has the benefit of a garage.



Schools for most age groups are within a one mile radius whilst local shopping facilities are available in nearby Victoria Drive and Green Street with Waitrose also being within close proximity. Eastbourne town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately one and a half miles distant,

*** THREE BEDROOMED TERRACED HOUSE * VIEWS OF THE SOUTH DOWNS * KITCHEN/DINER * LIVING ROOM * BATHROOM * SHOWER ROOM * UTILITY ROOM * GARAGE ***



The accommodation

Comprises:

Front door opening to:

Entrance Hall

Understairs cupboard, radiator, carpet. Door to garage.

Utility Room

7'1" x 5'8" (2.18 x 1.74)

Leading to shower room.

Shower Room

7'2" x 5'5" (2.2 x 1.67)

Double shower cubicle with electric shower, low level wc, wash hand basin, tiled walls.

Stairs rising to:

First Floor

Kitchen/Diner

16'3" x 12'5" (4.97 x 3.79)

Range of cupboards, work surface with inset sink and tap, gas hob with electric oven below and extractor fan above, fridge freezer, dishwasher, window to rear and doors opening to garden.

Living Room

16'3" x 16'3" (4.96 x 4.96)

Radiator, laminate flooring, views over Eastbourne and South Downs, understairs cupboard.

Stairs rising to:

Second Floor

Bedroom 1

14'3" x 9'8" (4.36 x 2.95)

Built-in wardrobes, radiator, window to rear.

Bedroom 2

14'10" x 7'10" (4.54 x 2.40)

(7'10" to window)

Built-in triple wardrobes, radiator, window to front with views over Eastbourne towards the South Downs.

Bedroom 3

8'11" x 8'0" (2.73 x 2.46)

Radiator, window to front with views over Eastbourne towards the South Downs,

Outside

Rear Garden

Garage

This property has a front to back garage, the Landlords will be using half of this space.

COUNCIL TAX BAND:

Council Tax Band - 'D' 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:

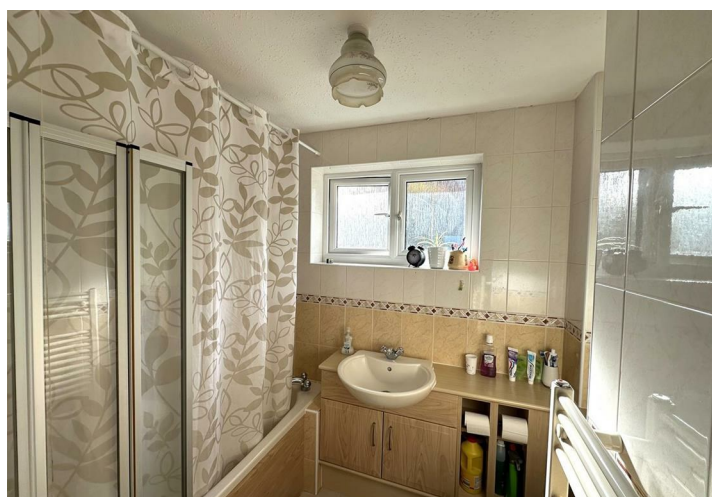
All appointments are to be made through TAYLOR ENGLE.

REFERENCING AND HOLDING PAYMENTS

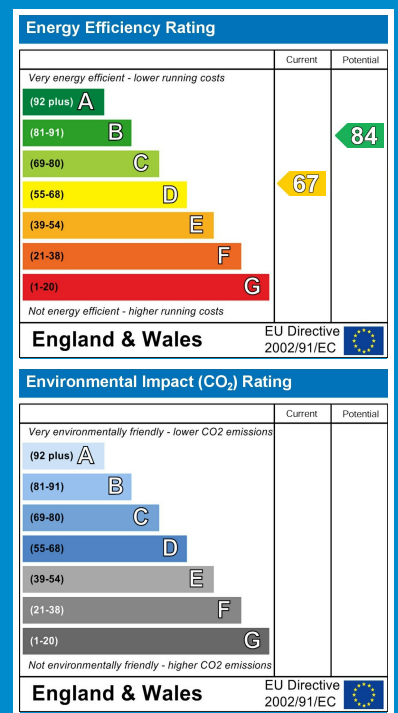
* IMPORTANT * Please be advised that we will require a holding payment to the equivalent of one weeks rent prior to starting referencing. This will be held until the date of move in and will then be deducted from your final rent amount.

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.







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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