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Taylor Engley



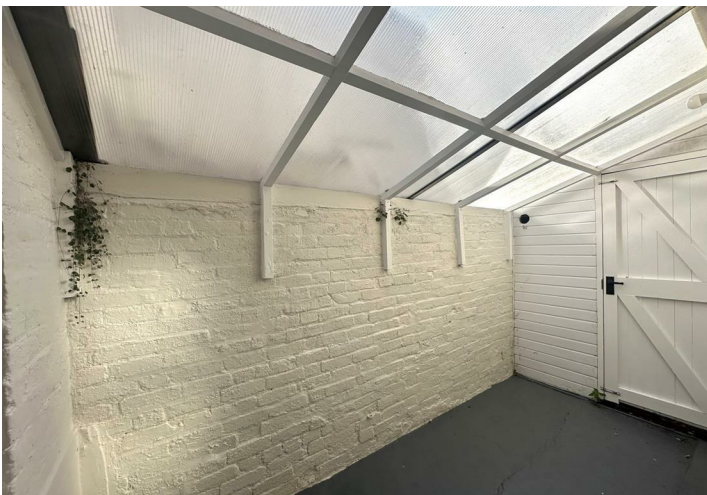
9 Kerrara Terrace Whitley Road, Eastbourne, East Sussex, BN22 8NL
£1,050 PCM

Taylor Engley are delighted to offer to rent this two-bedroom ground floor flat featuring two bedrooms, living room, kitchen, bathroom, lean-to and has an area of outside space. The flat is conveniently located near the seafront and lovely recreation ground. EPC D.



The flat is situated to the east of the town centre being within easy access to local amenities and being with half a mile distant from Eastbourne town centre with its comprehensive shopping facilities and mainline railway station.

*** PORCH * LIVING ROOM * KITCHEN * TWO BEDROOMS * BATHROOM * LEAN-TO * AREA OF OUTSIDE SPACE ***



The accommodation

Comprises:

Front door opening to:

Porch

Opening to:

Hall

Radiator, storage cupboard.

Living Room

14'0" x 12'11" (4.27 x 3.96)

Windows to front, electric fire, carpet, radiator.

Kitchen

11'1" x 10'11" (3.39 x 3.33)

Range of base and wall mounted cupboards, work surface with sink unit, electric oven and hob, radiator, lino flooring, boiler, windows to side and rear.

Bedroom 1

12'5" x 11'0" (3.79 x 3.37)

Window to rear, carpet, radiator.

Bedroom 2

9'11" x 9'11" (3.04 x 3.03)

Window to side, carpet, radiator.

Bathroom

5'11" x 5'0" (1.82 x 1.53)

Shower cubicle, low level wc, wash hand basin, tiled walls, radiator, window to side.

Lean-to

11'9" 9'10" x 5'2" (3.6 3 x 1.59)

To side of kitchen, brick floor, door to rear, low level wc,.

Outside Space

Located to the front of the property.

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:

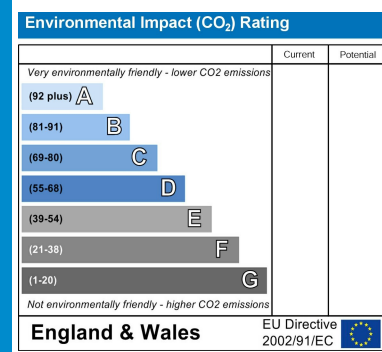
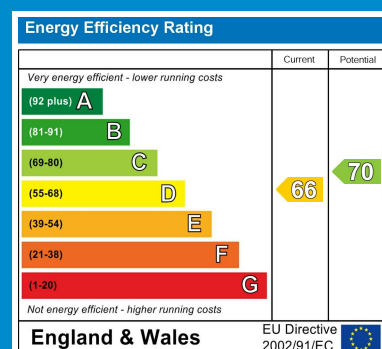
All appointments are to be made through TAYLOR ENGLEY.

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 722222 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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