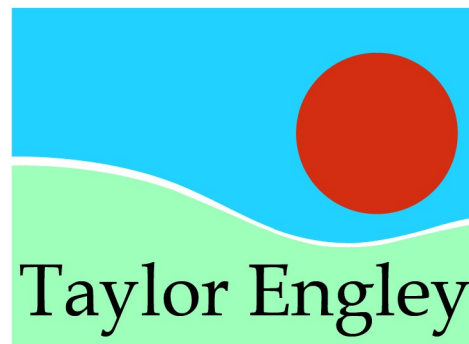


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**41, Trujillo Court Callao Quay, Sovereign Harbour North, Eastbourne, East Sussex, BN23 5AB**  
**£1,200 Per Month**

Taylor Engley are pleased to bring to the rental market, this well presented two bedroom first floor flat situated in the favoured North Harbour. The property enjoys good size living accommodation, two double bedrooms, one with an en-suite shower room, a tandem length garage and a spacious balcony. EPC = C. Council Tax Band = D (this is not included within the rent). Rent excludes Tenancy Deposit and any other permitted payments. Please contact us for further information.





**\* ENTRANCE HALL \* LIVING ROOM \* SPACIOUS BALCONY \* KITCHEN WITH INTEGRAL APPLIANCES \* MASTER BEDROOM WITH EN-SUITE SHOWER ROOM \* FURTHER DOUBLE BEDROOM \* FAMILY BATHROOM \* TANDEM GARAGE \***

**\*\* SITUATED WITHIN WALKING DISTANCE TO THE BEACH AND HARBOUR SHOPS AND RESTAURANTS \*\***



From the entrance hall stairs rise to the first floor landing. Front door to:

### **ENTRANCE HALL**

Radiator, entry phone system, airing cupboard.

### **KITCHEN**

10'06" x 8'01" (3.20m x 2.46m)

Fitted with a range of built-in cupboards and drawers, integral fridge, freezer, washing machine and dishwasher, built-in cooker and gas hob with extractor over, worksurfaces, one and a half bowl sink unit, cupboard housing boiler, window with outlook to rear.

### **LIVING ROOM**

19'05" x 11'07" (5.92m x 3.53m)

Double aspect room with window to front and French doors to the spacious balcony, two radiators.

### **BEDROOM ONE**

12'06" x 12'06" max (3.81m x 3.81m max)

Window to front, built-in double wardrobe and single wardrobe cupboard, radiator, door to:

### **EN-SUITE SHOWER ROOM**

White suite comprising low level flush WC, pedestal washbasin, window to front, extractor fan, radiator.

### **BEDROOM TWO**

10'07" x 9'06" (3.23m x 2.90m)

Radiator, window to rear.

### **BATHROOM**

White suite comprising bath with mixer tap and shower attachment, low level WC, pedestal washbasin, extractor fan.

### **GARAGE**

Tandem length garage with electric door and light.

### **REFERENCES & 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](mailto:lettings@taylor-engley.co.uk).

### **COUNCIL TAX BAND**

This property is currently rated by Eastbourne Borough Council at Band D.

### **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)

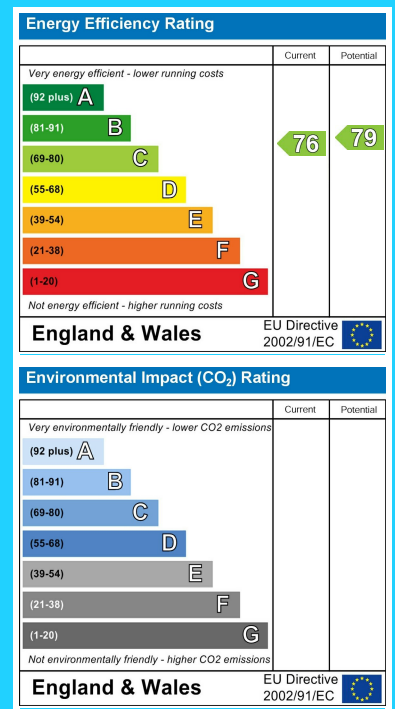
### **FOR CLARIFICATION:-**

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 INFORMATION**

To view a property please contact TAYLOR ENGLE Y for an appointment. Our opening hours are Monday to Friday 8:45am - 5:45pm and Saturday 9am - 5:30pm.





**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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