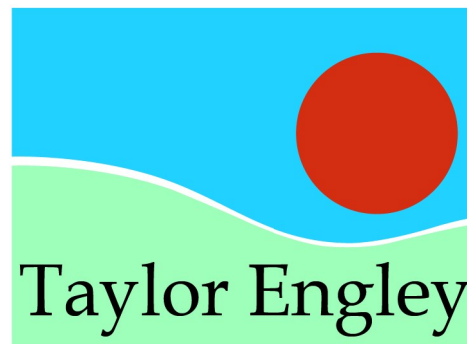


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## **5, Bexfield Court Grassington Road, Lower Meads, Eastbourne, East Sussex, BN20 7BH** **£1,400 PCM**

AVAILABLE FOR LONG TERM RENTAL FROM 2 AUGUST 'UNFURNISHED'

A sunny, refurbished 2 double bedroom first floor apartment in a small exclusive block located in the popular Lower Meads area of Eastbourne close by to the Theatres, Eastbourne's Seafont, Town Centre and Mainline Railway Station.

The apartment has been redecorated throughout and benefits from a modern kitchen and bathroom.

It comprises of a good size living room with double doors leading out to the West facing balcony, kitchen with gloss white wall and base units, gas hob and electric oven, under unit lighting and spaces for a freestanding fridge/freezer, washing machine and dishwasher.

The master bedroom is a large double with twin built-in wardrobes and is double aspect. Bedroom Two is a good size double with a single built-in wardrobe and views over the communal gardens.

Modern fitted family bathroom with power shower over bath, basin and w/c.

The property benefits from gas central heating, sealed unit double glazing, a good size garage and use of communal gardens. Ideally suit retired person or couple.

EPC - C. Council Tax Band - C £2,147.96 per annum for 2024/25 period. Rent excludes Tenancy Deposit and any other permitted payments. Please contact us for further information.



- # Garage Good size**
- # Communal gardens Well maintained**
- # Approximate 5 minute stroll to WESTERN LAWNS and BEACHES**
- # Approximate 10 minute walk to THEATRES and Devonshire Park international tennis**
- # Approximate 15 minute walk to TOWN CENTRE with its comprehensive range of shops, restaurants, coffee bars and cinemas etc**
- # Approximate 15 minute walk to RAILWAY STATION with direct links to London, Gatwick, Brighton and Hastings.**
- #BUS SERVICE to town centre and further comprehensive bus links.**
- #Long term rental**



The accommodation comprises:

### **COMMUNAL ENTRANCE**

With security entry phone system, opening to:

### **COMMUNAL ENTRANCE HALL**

Staircase leading to:

### **FIRST FLOOR LANDING**

Front door to:

### **SPACIOUS ENTRANCE HALL**

Bright and welcoming. Security entry phone receiver, cupboard, shelved cupboard. Glazed panel door to:

### **LIVING/DINING ROOM**

19'3x12'4 (5.87mx3.76m)

Upvc window to front and double doors providing access to sun balcony, television aerial point, telephone point, coved ceiling, new stunning electric multi-function fire with slate hearth and oak mantel, door to:

### **SUN BALCONY**

Westerly facing.

### **KITCHEN/BREAKFAST ROOM**

12'4x7 (3.76mx2.13m)

Modern white gloss range of wall and base units, built in gas hob and electric oven, 1 1/2 bowl sink, spaces for fridge/freezer, washing machine and dishwasher, attractive under-cupboard lighting and new wall mounted gas fired combi boiler for the provision of gas fired central heating and domestic hot water, window to rear.

### **BEDROOM 1**

16x12 (4.88mx3.66m)

Dual aspect with windows to front and side, twin built in double wardrobes with additional storage above, radiator.

### **BEDROOM 2**

12x11'4 (3.66mx3.45m)

Upvc window to side with views over the communal garden, double wardrobe with additional storage above, radiator.

### **BATHROOM/WC**

Modern white suite, thermostatic power shower, floor to ceiling modern tiling, extractor fan and modern ladder radiator/towel rail

### **OUTSIDE**

Garage in block on-site

### **ATTRACTIVE COMMUNAL GARDENS**

Well maintained communal gardens

### **DIRECTIONS**

Proceeding in a westerly direction to the War Memorial roundabout, take the fourth exit into South Street, bear left at the end into Furness Road. Proceeding along Furness Road Grassington Road will be found at the end, turn left into Grassington Road, Bexfield Court is located to the far end on the left hand side just before Silverdale Road.

### **COUNCIL TAX BAND**

This property is currently rated by Wealden District Council at Band C £2,147.96 per annum for 2024/25 period. Council Tax is not included in the rent.

### **REFERENCES & DEPOSITS**

\* IMPORTANT \* Please be advised that we will require a holding deposit 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 deposit to cover costs incurred.

If you require further clarification on the above, please do not hesitate to contact us on 01323 440000 or email [hailsham@taylor-engley.co.uk](mailto:hailsham@taylor-engley.co.uk).

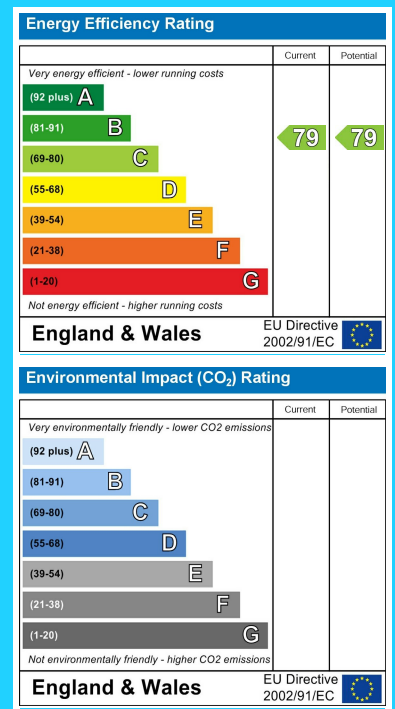
### **MEASUREMENT DISCLAIMER**

NB. 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. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. 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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