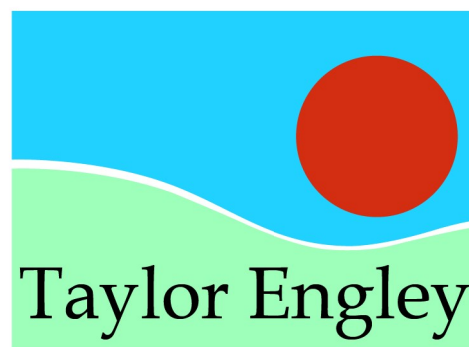


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24 Vancouver Road, Sovereign Harbour, Eastbourne, East Sussex, BN23 5BF
£1,700 Per Month

This well presented THREE BEDROOMED DETACHED HOME located in the popular Sovereign Harbour North area has now come to the rental market. Features include a 20'1 living/dining room, 17'11 fitted kitchen/breakfast room with integrated appliances, master bedroom with en-suite and a south westerly aspect to rear. The property is situated within walking distance of the waters of Sovereign Harbour North and local shops and amenities at the Crumble Retail Park are approximately one mile distant. Eastbourne's town centre amenities, mainline railway station and comprehensive shopping facilities are approximately four miles distant. Gas fired central heating & Sealed unit double glazing. EPC = D. Council Tax Band = D. Rent excludes Tenancy Deposit (The Deposit will be the equivalent to five weeks rent = £1961.00) and any other permitted payments. Please contact us for further information.



*** ENTRANCE HALL * CLOAKROOM * LIVING/DINING ROOM * FITTED KITCHEN/BREAKFAST ROOM * THREE BEDROOMS - ONE WITH EN-SUITE * FAMILY BATHROOM * INTEGRAL GARAGE * DRIVEWAY PARKING * GARDENS ***



The accommodation

Comprises:

Front door opening to:

Entrance Hall

Radiator, central heating thermostat, personal door to garage.

Cloakroom

Low level wc, wash hand basin with mixer tap set into cupboard, radiator, part tiled walls, tiled floor, extractor fan.

Living Room

20'1 x 10'2 (6.12m x 3.10m)

20'1 x 10'2 widening to 12'9 max to bay doors.

Fireplace surround with fitted electric fire, two radiators, outlook to rear, double doors to rear garden.

Fitted kitchen/Breakfast Room

18'09 x 7'11 max (5.72m x 2.41m max)

Single drainer one and a half bowl sink unit with mixer tap, work surface with base units below, wall mounted cupboards, New World electric oven, New World four ring ceramic hob with extractor fan over, space and plumbing for washing machine, integral dishwasher, wall mounted cupboard housing gas fired boiler, central heating programmer, part tiled walls, tiled floor, door to side, window to front.

Stairs rising from hall to:

First Floor Landing

Airing cupboard housing cylinder with shelving over, loft hatch to roof space with fitted loft ladder and light, radiator, window to side.

Bedroom 1

12' x 10'2 (3.66m x 3.10m)

Built-in wardrobe cupboard, radiator, outlook to rear.

En-Suite Shower Room

Double width tiled shower cubicle, wash hand basin with mixer tap set into cupboard unit, low level wc, chrome effect heated towel rail, tiled floor, extractor fan.

Bedroom 2

11'5 x 11' (3.48m x 3.35m)

Built-in wardrobe cupboard, radiator, outlook to front.

Bedroom 3

8'7 x 8'6 (2.62m x 2.59m)

Radiator, outlook to front.

Family bathroom

White suite comprises bath with mixer tap and shower

attachment, wash hand basin with mixer tap set into cupboard unit, low level wc, chrome effect heated towel rail, tiled floor, radiator, extractor fan, window to rear.

Integral Garage

18'6 max x 8'4 (5.64m max x 2.54m)

(18'6 max into recess below stairwell reducing to 15'6 max to stairwell x 8'4 widening to 8'6 max)

Light and power, consumer unit, electrically operated up and over door, personal door to hall.

Outside

Front Garden

Area incorporating driveway parking for two cars.

Rear Garden

Enjoying a south westerly aspect having patio to immediate rear, lawned area, borders, timber shed.

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

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 ENGLELY for an appointment. Our opening hours are Monday to Friday 8:45am - 5:45pm and Saturday 9am - 5:30pm.

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.

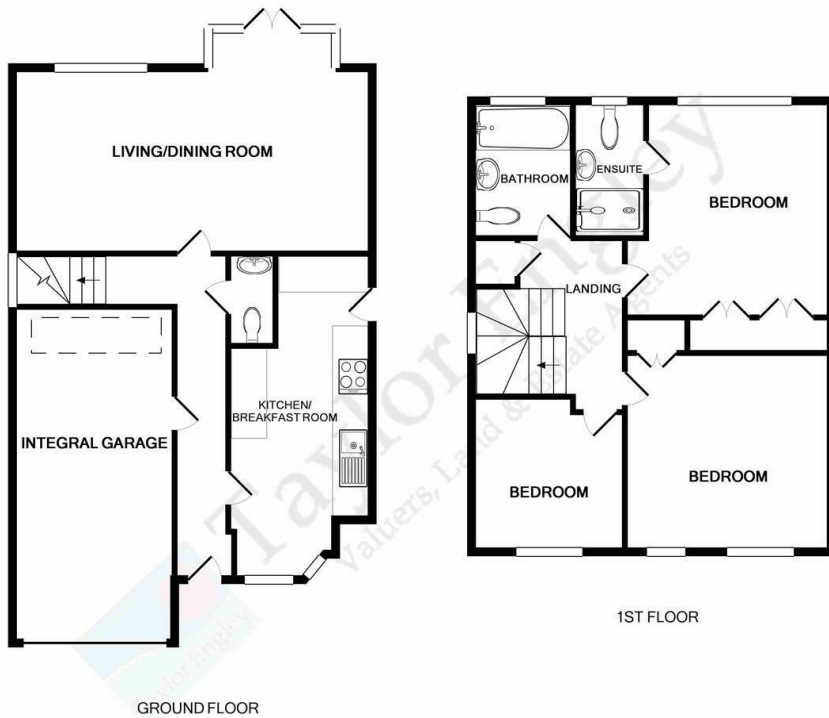
If you decide not to proceed with the tenancy, provide false or misleading information, fail a right to rent check or fail to take reasonable steps to enter into a tenancy agreement, then we will retain the holding payment to cover costs incurred.

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.

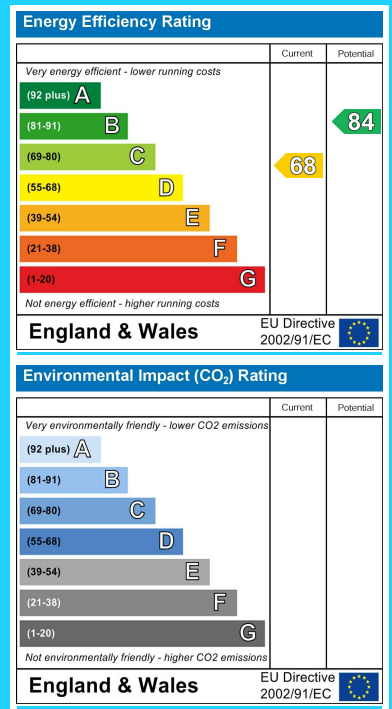








Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Made with Metropix 02019



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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