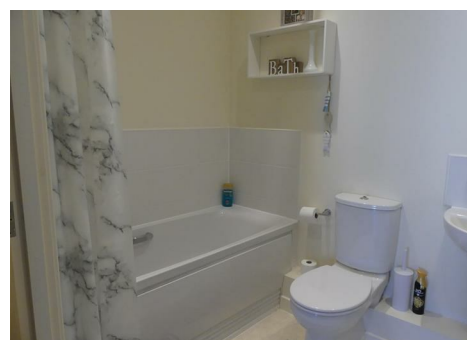
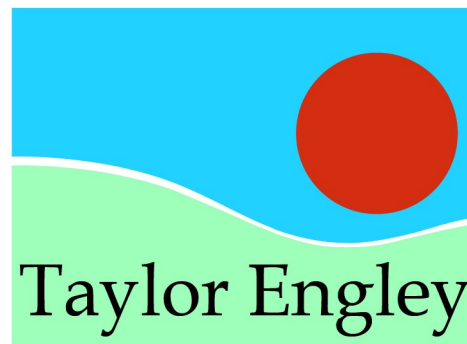


Valuers, Land & Estate Agents
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hailsham@taylor-engley.co.uk
www.taylor-engley.co.uk



25, Discovery House Susans Road, Eastbourne, BN21 3AG
£1,200 PCM

Taylor Engley are pleased to bring this beautifully presented 1st floor 2 double bedroom apartment in the heart of Eastbourne's town centre. Just a stones throw away from local shops, restaurants and amenities. The property benefits from wood laminate flooring in the hallway, beige carpets in the living area and bedrooms, electric heating and double glazed window units throughout. Separate bike and pram room as well as bin store. Use of a beautifully maintained communal garden. One allocated parking space. EPC C. Council tax band - B £1,879.46 per annum for 2024/25 period. Rent excludes Tenancy Deposit and any other permitted payments. Please contact us for further information.



- * Spacious 2 Double Bedroom Apartment***
- *Town centre location***
- *Open plan kitchen/living room***
- *En-suite shower room***
- *Juliet Balcony***
- *One allocated parking space***
- *Beautifully maintained communal gardens***
- *Electric heating***



Entrance hallway

4'0" x 9'8" (1.23 x 2.96)

Entry phone, 2 built in cupboards, one housing water tank, wood laminate flooring.

Kitchen area

9'2" x 8'0" (2.81 x 2.44)

A range of wall and base fitted units, stainless steel sink unit, electric hob with oven below washing machine and fridge freezer. Open plan into:

Living room

12'0" x 15'5" (3.67 x 4.71)

Airy and spacious, beige carpet, electric radiator, Juliet Balcony

Bedroom Two

10'8" x 8'5" (3.26 x 2.58)

Double bedroom with electric radiator, 2 built in wardrobes, UPVC window unit to rear elevation

Bathroom

5'6" x 7'0" (1.70 x 2.15)

White bathroom suite comprising of a bath with a hand held shower, pedestal wash hand basin, WC, radiator.

Main bedroom

8'6" x 15'3" (2.60 x 4.67)

Double main bedroom with built in wardrobe, electric radiator, UPVC window unit, door leading to:

En-suite shower room

5'8" x 5'7" (1.73 x 1.71)

Shower cubicle, white WC with matching wash hand basin.

Outside

One allocated parking space, beautiful communal garden.

REFERENCES & HOLDING PAYMENTS

* IMPORTANT * Please be advised that we will require a holding payment to the equivalent of one weeks rent prior to starting referencng. 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.

FOR CLARIFICATION:-

We wish to inform prospective tenants that we have prepared these rental 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.

COUNCIL TAX BAND

This property is currently rated by Eastbourne Borough Council at Band (B)

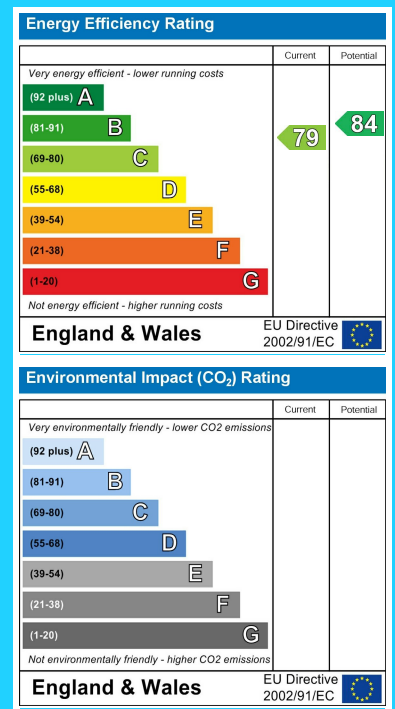
VIEWING INFORMATION

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

Directions

Head towards Eastbourne train station. Keep in the right lane on Ashford Road then turn right into Susans Road. Keep in the left lane, over the traffic lights where you will find Discovery House towards the far end of Susans Road on your left.





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.

Also at: 6 Cornfield Road, Eastbourne, East Sussex BN21 4PJ ☎(01323) 722222 Fax: (01323) 722226