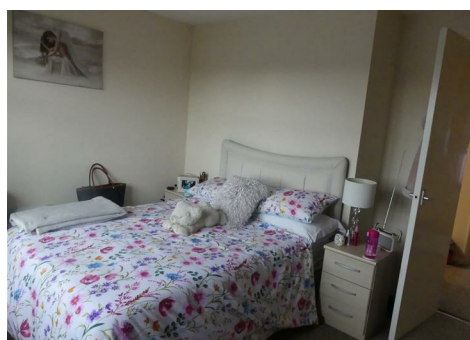
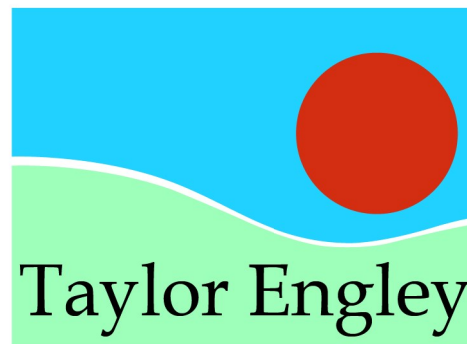


Valuers, Land & Estate Agents
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www.taylor-engley.co.uk



Flat 18 Belmont Court, Lindfield Drive, Hailsham, East Sussex, BN27 2DQ
£775 PCM

Charming first-floor flat located on Lindfield Drive in the heart of Hailsham. This delightful property features one spacious double bedroom, making it an ideal choice for individuals or couples seeking a comfortable living space. Living room with an archway into the kitchen, creating an open and inviting atmosphere perfect for relaxation and entertaining. The bathroom is fitted with an electric shower. Additionally, this flat comes with the added benefit of an allocated parking space, ensuring that you have a secure and convenient place for your vehicle. EPC - D. Council tax band A (Wealden District Council). Rent excludes Tenancy Deposit and any other permitted payments.

***ONE DOUBLE BEDROOM* *ALLOCATED PARKING SPACE* *LIVING ROOM* *KITCHEN WITH
ELECTRIC COOKER* *BATHROOM WITH ELECTRIC SHOWER***

Entrance door leading to:

Hallway

4'2" x 7'1" (1.29 x 2.17)

Fuse box, brown speckled carpet, entry phone.

Living room

12'1" x 9'10" (3.70 x 3.00)

Electric radiator, UPVC double glazed window unit to side elevation, archway through to:

Kitchen

5'2" x 7'6" (1.60 x 2.29)

Electric cooker, space for undercounter fridge, sink unit with drainer, wall and base units, door leading to pantry where there is plumbing for a washing machine.

Bathroom

6'7" x 5'9" (2.01 x 1.77)

Brown and orange tile effect vinyl, bathroom suite comprising: Pedestal wash hand basin, WC, bath with electric shower over.

Bedroom

13'3" x 11'1" (4.05 x 3.40)

Brown speckled carpet, electric radiator, UPVC double glazed unit.

Allocated parking space

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BROADBAND AND MOBILE PHONE CHECKER

For broadband and mobile phone information, please see the following website: www.checker.ofcom.org.uk

COUNCIL TAX BAND

This property is currently rated by Wealden District Council at Band (A)

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.

HAILSHAM

The market town of Hailsham enjoys many amenities, including a variety of shops, post office, banks, leisure centre, cinema, four junior schools and a secondary school/community college. Hailsham is only a short drive

from mainline railway stations at Polegate and has ample bus links and main road access A22. The larger seaside town of Eastbourne, with a wider range of shopping facilities, theatres and attractions, is only a 15 minute drive. This traditional market town enjoys weekly livestock sales as well as a stall market and boot fair. There are also monthly farmer's market. The Cuckoo Trail country walk and bridle path, parks with play areas and attractive landscaped ponds provide light relief for the family. Steeped in history, older properties and constant reminders of the town's ancient years are dotted throughout and provide a characterful environment for the residents.

MEASUREMENT DISCLAIMER

NB. 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. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets and furnishings.

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.

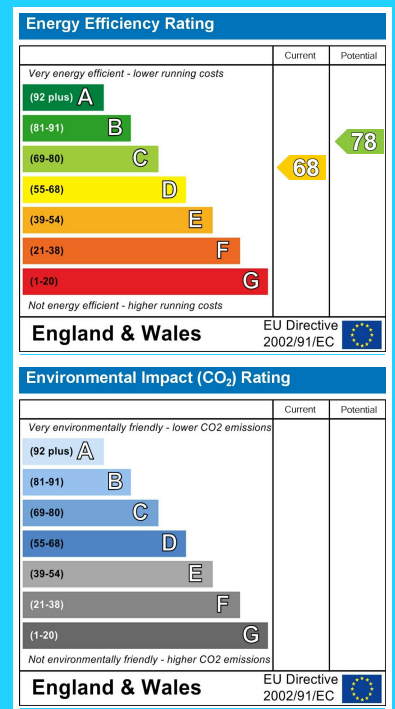
If you require further clarification on the above, please do not hesitate to contact us on 01323 440000 or email lettings@taylor-engley.co.uk.

THE ENERGY EFFICIENCY RATING

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

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.



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.

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