

Valuers, Land & Estate Agents

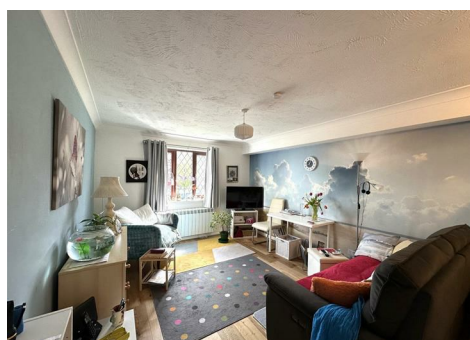
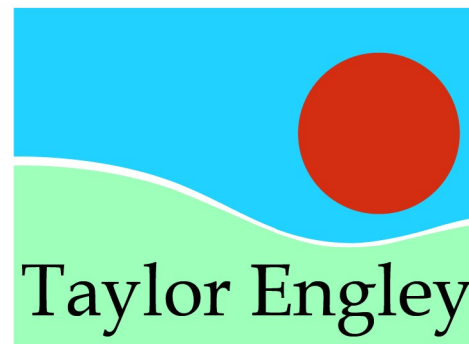
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22 Timbers Court, Hailsham, East Sussex, BN27 1BX

£830 Per Calendar Month

Welcome to Timbers Court, a charming flat located in the heart of Hailsham. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a cosy home. Upon entering the flat, you will find a well-proportioned reception room that serves as a welcoming space for relaxation. The room is filled with natural light, creating a warm and inviting atmosphere. The flat features a spacious bedroom, with built in double wardrobes. The bathroom is thoughtfully designed, offering modern fixtures with a large open shower. One allocated parking space is included in the rent. Located in Hailsham, this property benefits from a vibrant community with a range of local amenities, including shops, cafes, and parks. The area is well-connected, making it easy to explore the surrounding regions. In summary, this flat at Timbers Court is a wonderful opportunity for those looking for a comfortable and convenient living space in Hailsham. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to make this lovely flat your new home. Available the end of May. EPC rating D.



*** HALL * LIVING ROOM * KITCHEN * BEDROOM * SHOWER ROOM ***



The accommodation

Comprises:

Communal front door opening to:

Communal Entrance Hall

Private front door opening to:

Hall

Intercom system, cupboard (3.41 x 2.85 [2'8" x 1'11"]), shelving.

Kitchen

8'4" x 7'6" (2.55 x 2.3)

Electric oven and hob, integrated fridge freezer, integrated washing machine, microwave, wooden worktops, sink with splashback, wood flooring, built-in bin, window with curtains.

Living Room

15'3" x 11'0" (4.65 x 3.36)

Window to rear, wood flooring, decorative wall, radiator.

Bedroom

11'2" x 9'4" (3.41 x 2.85)

Grey carpet, radiator, window to side.

Shower Room

6'4" x 5'6" (1.95 x 1.68)

White suite comprising double shower cubicle with electric shower with storage within, two tiled walls, heated towel rail, vanity wash basin, window to side, tiled flooring.

Car Parking Space

COUNCIL TAX BAND:

Council Tax Band - 'B' Wealden District Council.

BROADBAND AND MOBILE PHONE

CHECKER:

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

FOR CLARIFICATION:

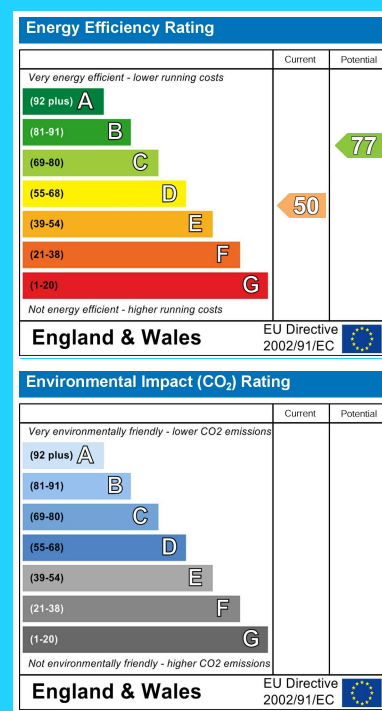
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEBY.

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.



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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