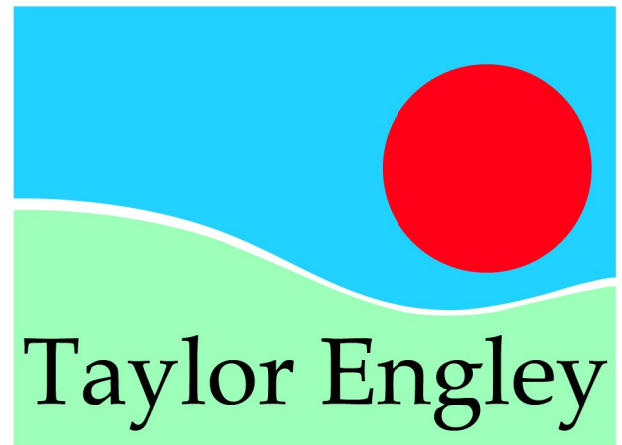


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**6 SELMESTON HOUSE,
UPPERTON ROAD,
EASTBOURNE, BN21 1LS**



£1,200 PCM

A beautiful and spacious two bedroom flat situated on the Upperton and Old Town borders of sunny Eastbourne offering a large, bright living / dining room with panoramic windows and sunny balcony, two double bedrooms, modern kitchen and bathroom. The living room and balcony afford breathtaking views across the Old Town, with its 12th Century Church and pub dating from the 16th Century, to the South Downs National Park. The flat is double glazed and one of a very few in the block with gas central heating. Buses to town, Hailsham and beyond stop right outside and buses to Brighton and the Downs may be caught a short walk away. The town centre with its comprehensive selection of shops, coffee bars, pubs and restaurants is but a 15 minute stroll and Waitrose supermarket is nearby. Motcombe Gardens and Gildredge Park are also on your doorstep. Eastbourne railway station offers direct links to London, Brighton, Gatwick and Hastings. Culturally the town offers a number of cinemas, two theatres and the Towner art gallery. Devonshire Park Lawn Tennis Club hosts a number of top class tournaments each year with an international event in June prior to the Wimbledon championships. A delightful promenade runs along the seafront with its Western Lawns and many beaches. Available end July.

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays 10.00 a.m - 4.00 p.m Sundays

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.

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

COMMUNAL HALL

Stairs or lift to:



SECOND FLOOR

Front door to:

HALL

Radiator, linen cupboard, security entryphone.

SITTING ROOM

15'9" x 13' (4.80m x 3.96m)

Radiator, sealed unit double glazed door and windows affording excellent views across Eastbourne to the South Downs.



SITTING ROOM VIEW



KITCHEN

8'9" x 7' (2.67m x 2.13m)

With stainless steel single drainer sink unit with cupboards under; further wall and base units with combi gas fired boiler providing hot water and central heating, dual fuel double oven cooker, plumbing for washing machine.



BATHROOM

White suite comprising paneled bath, wash hand basin, low level flush WC, heated towel rail.



BEDROOM ONE

13'x10'10" (3.96mx3.30m)

With fitted wardrobe/cupboards, radiator.



BEDROOM TWO

10'7" x 8'10" (3.23m x 2.69m)

With radiator.

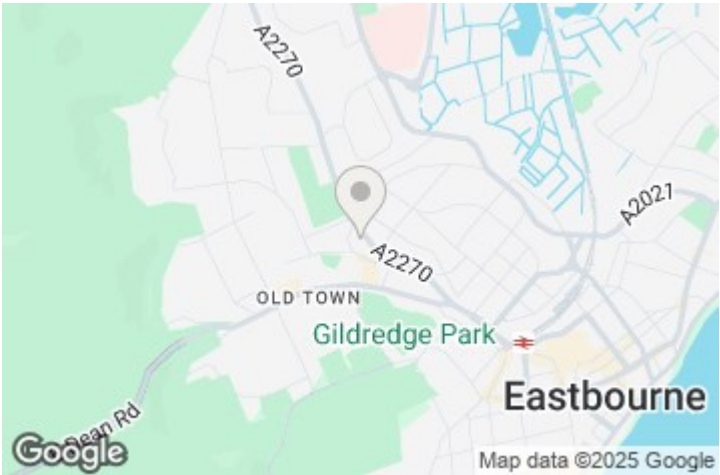
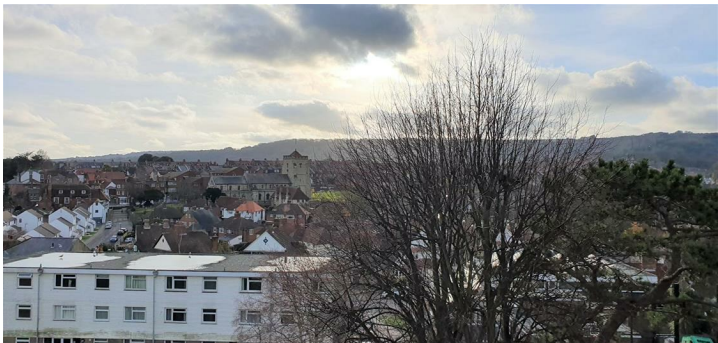


SUN BALCONY

Enjoying glorious views.



VIEW



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 64 | 78 |
| England & Wales | | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| | | |
| England & Wales | | EU Directive 2002/91/EC |

MEASUREMENT DISCLAIMER

NB. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars & floor plans 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 & 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.

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.