

Valuers, Land & Estate Agents

6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

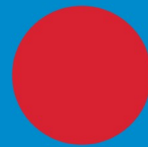
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www.taylor-engley.co.uk

est. 1978



Taylor Engley



1 Downsview Lascelles Terrace, Eastbourne, East Sussex, BN21 4BJ

£775 PCM

AVAILABLE TO RENT - THIS FIRST FLOOR STUDIO APARTMENT having high ceilings throughout is in immaculate condition having recently been renovated. Occupying an extremely sought after central location, being within close proximity of the Seafront and to the Devonshire Park Theatres. Eastbourne town centre amenities are within walking distance. The apartment has the benefit of gas fired central heating and double glazed windows. An additional £100 per month is payable for the gas and water.



*** FIRST FLOOR * STUDIO APARTMENT * KITCHEN * BATHROOM * GAS FIRED CENTRAL HEATING
* DOUBLE GLAZED WINDOWS ***



The accommodation

Comprises:

Communal Front Door

With stairs rising to:

First Floor Landing

Private front door opening to:

Entrance Hall

Entry phone system, lino flooring, coat hooks.

Living Room/Bedroom

Large windows to front, radiator, carpet.

Kitchen

Window to side, lino flooring, radiator, grey eye and base level units, wooden worktops, sink and drainer unit, electric hob with extractor fan over, integrated washing machine.

Bathroom

Lino flooring, window to side, basin with storage unit, radiator, mirrored cabinet, bath with shower over, glass shower screen, low level wc.

COUNCIL TAX BAND:

Council Tax Band - 'A' - Eastbourne Borough 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:

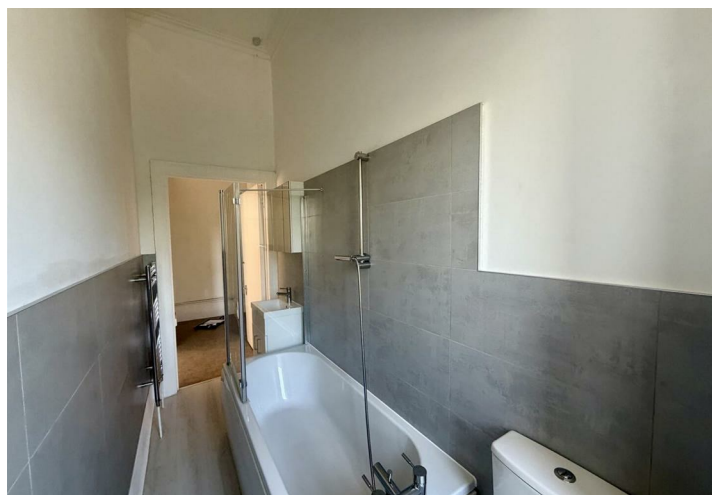
All appointments are to be made through TAYLOR ENGLEY.

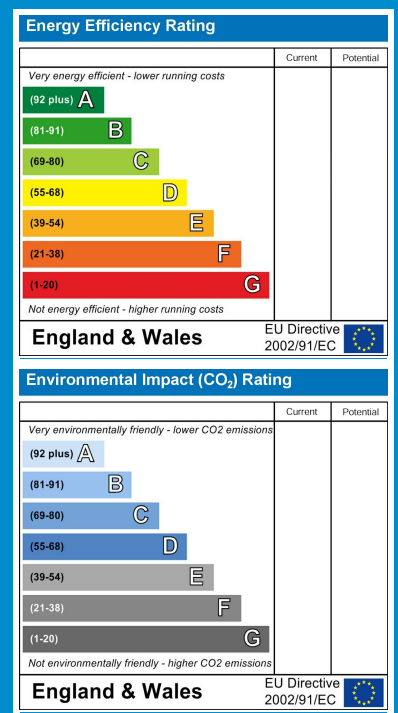
REFERENCES AND HOLDING PAYMENTS

*** 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 722222 or email lettings@taylor-engley.co.uk.





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.