

Valuers, Land & Estate Agents

6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

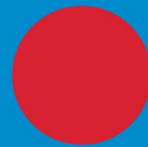
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Taylor Engley



Penthouse 2 St. Johns Mansions, 11 Queens Gardens, Eastbourne, East Sussex, BN21 3EE
£1,100 PCM

Situated in the sought-after Queens Gardens area of Eastbourne, this three-bedroom top floor maisonette offers spacious and versatile accommodation arranged over two levels, with the added benefit of lift access.

The property features a bright and airy living room, ideal for both relaxing and entertaining, alongside a separate kitchen providing ample storage and workspace. The layout is thoughtfully designed, with a convenient downstairs shower room, while upstairs comprises three bedrooms and a family bathroom.

****PLEASE NOTE – The property has been redecorated throughout and will have new carpets before a new tenant moves in** EPC = C**



*** Three bedrooms * Top floor maisonette * Lift access * Electric heating * Permit street parking * Ample storage * Central location * The holding deposit required for this property is £276.92 * The security deposit required for this property £1,384.61 * An annual income of £36,000 is required to pass references for this property ***



The accommodation

Comprises:

Lift and stairs rising to:

Top Floor

Living Room

Kitchen

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

COUNCIL TAX BAND:

Council Tax Band - 'B' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

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

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.

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.

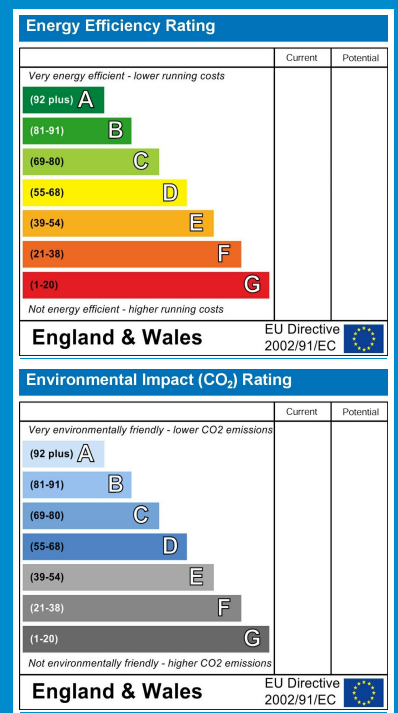
REFERENCES AND HOLDING PAYMENTS

* 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.