

**Valuers, Land & Estate Agents**

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est. 1978



**Taylor Engley**



**9, Market Gardens Fairlight, Hastings, East Sussex, TN35 4DS**  
**£1,750 PCM**

Nestled in the sought-after village of Fairlight, this charming three-bedroom detached house offers generous living space and a lovely blend of comfort and practicality. The property features a spacious living room with French doors leading out to an attractive L-shaped garden that wraps around the house — perfect for enjoying outdoor dining or relaxing in the sun. The modern kitchen is complemented by a separate utility room, providing plenty of storage and workspace. A convenient downstairs WC completes the ground floor. Upstairs, you'll find three well-proportioned bedrooms, including a master bedroom with a stylish ensuite shower room, and a family bathroom serving the remaining bedrooms. Outside, the property benefits from a private driveway, a garage with a charming stable-style door, and beautifully maintained gardens that surround the home, offering both privacy and a lovely outlook. EPC=B





**Located in a peaceful area within easy reach of countryside walks, coastal views, and local amenities, this delightful home combines village living with modern convenience.**

**\* Detached Family Home \* L-Shaped Wraparound Garden \* Private Driveway & Garage \* Master Bedroom with En-suite \* Modern Kitchen & Utility Room \* Light-Filled Living Room \* Desirable Fairlight Location \* The holding deposit required for this property is £461.53 \* The security deposit required for this property £2,307.69 \* An annual income of £60,000 is required to pass references for this property \***



## **The accommodation**

Comprises:

**ENTRANCE HALL**

**LIVING ROOM**

**KITCHEN**

**UTILITY**

**CLOAKROOM**

**BEDROOM ONE**

**EN-SUITE SHOWER ROOM**

**BEDROOM 2**

**BEDROOM 3**

**FAMILY BATHROOM**

**GARAGE**

**PRIVATE DRIVEWAY PARKING**

### **COUNCIL TAX BAND:**

Council Tax Band - To be confirmed.

### **BROADBAND AND MOBILE PHONE CHECKER:**

For broadband and mobile phone information please see the following website:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

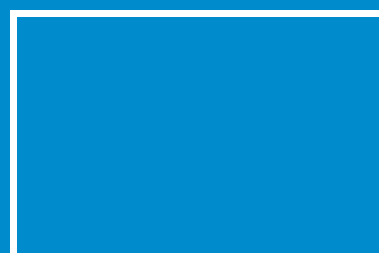
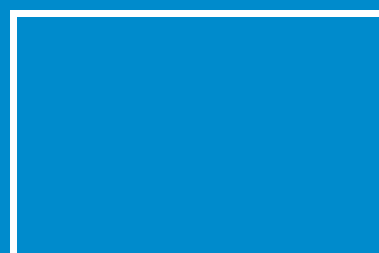
### **FOR CLARIFICATION:**

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.





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

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

**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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