

Valuers, Land & Estate Agents

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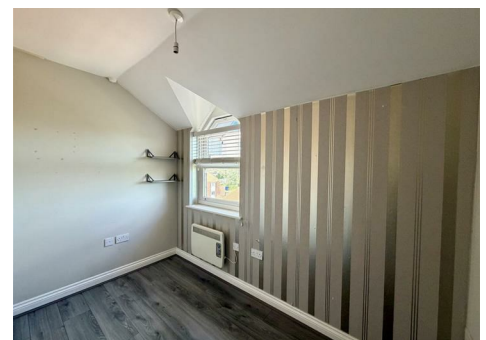
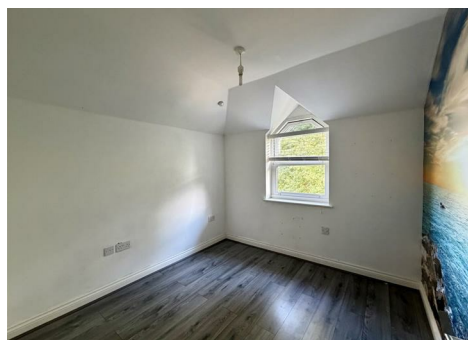
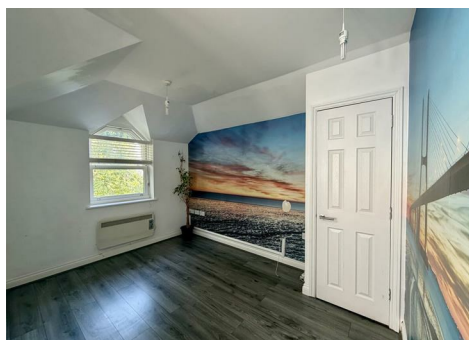
eastbourne@taylor-engley.co.uk

www.taylor-engley.co.uk

est. 1978



Taylor Engley



Flat 12, Preston Court 30, Upper Avenue, Eastbourne, East Sussex, BN21 3ZE

£1,200 Per Month

Taylor Engley are delighted to offer to rent this -TWO BEDROOMED TOP FLOOR FLAT, located in the popular Upperton area of Eastbourne, being within walking distance of Eastbourne's mainline railway station and comprehensive shopping facilities at the Beacon as well as Eastbourne's prestigious seafront. The property comprises entrance hall, living room, kitchen, two bedrooms, shower room and comes with parking for one car. The property benefits from electric heating and the property will be redecorated and have new worktops fitted prior to occupation.



The flat is located in the Upperton area of Eastbourne, being within walking distance to the train station and town centre amenities.

*** LIVING ROOM * KITCHEN * TWO BEDROOMS * SHOWER ROOM * ELECTRIC HEATING *
REDECORATED PRIOR TO OCCUPATION ***



The accommodation

Comprises:

Lift and stairs rising to all floors.

Front door opening to:

Entrance Hall

Wood effect laminate flooring, electric radiator.

Living Room

Wood effect laminate flooring, cupboard, electric radiator, window overlooking the rear.

Kitchen

Lino flooring, eye and base level units, work tops with inset sink and drainer, electric hob, oven, washing machine, fridge freezer, tiled and splashback, skylight.

Bedroom 1

Window to rear, wood effect laminate flooring.

Bedroom 2

Window to side, wood effect laminate flooring, electric radiator.

Shower Room

Double shower unit, basin, low level wc, storage unit, lino flooring.

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

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.

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		
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 

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.