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Taylor Engley









99 Blakes Way, Langney Point, Eastbourne, East Sussex, BN23 6EN
£1,800 PCM

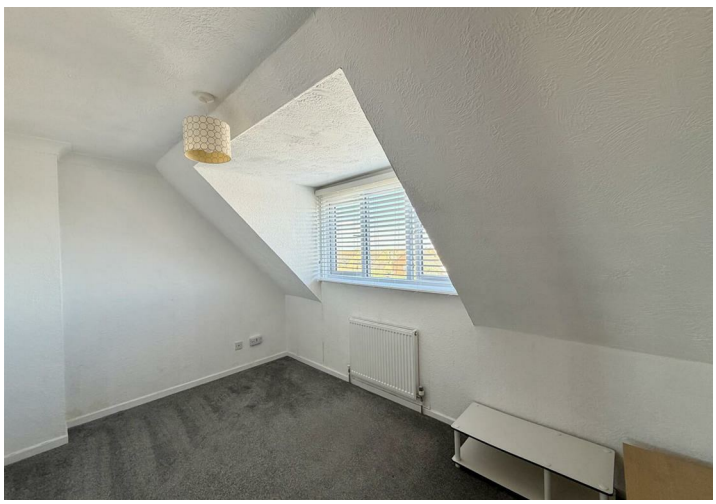
Enjoying sea/coastal views - a well presented FOUR BEDROOMED END OF TERRACED HOUSE situated in the popular Langney Point area of Eastbourne. The accommodation, which is arranged over three floors is considered to be in good decorative order and has the benefit of gas fired central heating and double glazed windows. Features include downstairs cloakroom, kitchen, dining room, ground floor bedroom 4, first floor living room, first floor bedroom and bathroom, two second floor bedrooms - one with en-suite. Outside there is a garage with parking space in front of garage and gardens. AVAILABLE NOW.



The property is situated within just a few minutes walk of the Seafront/promenade and leisure facilities at the Sovereign Centre are close by. Local shops are available in Beatty Road and the developing Sovereign Harbour/Marina is within close proximity. Eastbourne town centre amenities are approximately three miles distance.

***FOUR BEDROOMS * TWO BATHROOMS * LIVING ROOM * DINING ROOM * KITCHEN * GARAGE * PARKING SPACE * GARDENS * SEA VIEWS ***





The accommodation
Comprises:

Front door opening to:

Further Small Hall Area
Tiled floor, coat hooks.

Cloakroom
Low level wc, tiled floor, basin with storage below, mirrored cabinet, window to front, radiator.

Hall
Tiled floor, understairs cupboard.

Kitchen
Tiled floor, eye and base level units, dishwasher, washing machine, fridge freezer, radiator, window to front with venetian blind, double oven, microwave, gas hob, extractor hood.

Dining Room
Tiled floor, radiator, sliding door to rear garden.

Bedroom 4
Tiled floor, radiator, window to rear with venetian blind.

Stairs rising to:

First Floor Landing
Carpet, window to front with venetian blind, radiator.

Living Room
Carpet, radiator, window to rear with venetian blind, sliding door to Juliette balcony with views of the sea.

Bedroom 2
Carpet, Radiator, window to front with venetian blind.

Bathroom
Low level wc, basin with storage below, bath with shower over, tiled floor, heated towel rail. Airing cupboard, boiler, shelving.

Stairs from first floor landing rising to:

Second Floor Landing

Bedroom 3
Carpet, cupboard with shelving and hanging rail, radiator, window to front with venetian blind.

Bedroom 1
Carpet, radiator, double wardrobe with sliding doors, window to front with venetian blind.

En-Suite Shower Room
Laminate flooring, tiled walls, low level wc, basin with storage below, double shower cubicle, window to rear, towel rail.

Rear Garden
Patio area, remainder astro-turfed with pathway, shed, pots, gate access to front.

Garage

Parking Space
Located in front of the garage.

N.B
The property has solar panels.

COUNCIL TAX BAND:
Council Tax Band - 'D' 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.











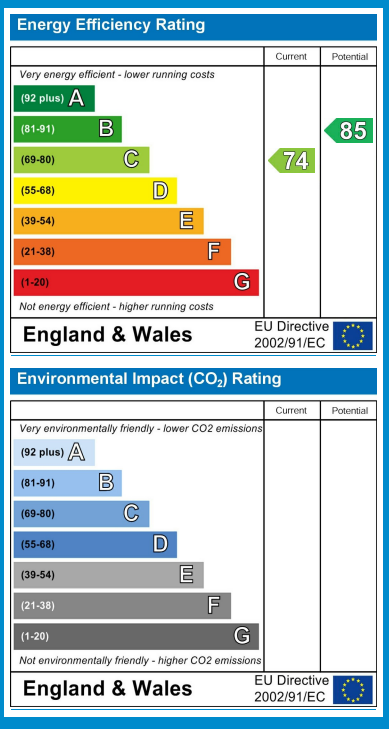












We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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.
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