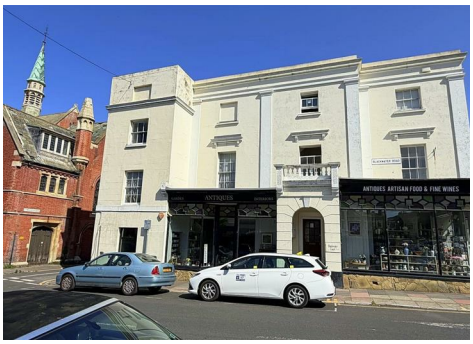
Valuers, Land & Estate Agents
6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222
Fax: (01323) 722226

eastbourne@taylor-engley.co.uk
www.taylor-engley.co.uk

est. 1978
Taylor Engley









Flat 3, Blackwater Court 1a Cornfield Terrace, Eastbourne, East Sussex, BN21 4NN
£850 Per Calendar Month

UNEXPECTEDLY RE-AVAILABLE - An excellent opportunity to rent this second-floor maisonette apartment, ideally situated in the sought-after Lower Meads area. This split-level property benefits from gas-fired central heating and features a dual-aspect living room with views towards the Devonshire Park Tennis complex. The property is conveniently located close to the shops and amenities of Cornfield Terrace, while Eastbourne town centre, offering a comprehensive range of shopping facilities, theatres, the seafront and mainline railway station, is approximately a quarter of a mile away. EPC Rating: C. Available now.



The property is ideally situated to the west of Eastbourne's town centre. It is located opposite Devonshire Park tennis centre and close to the Eastbourne theatres. Shopping facilities and mainline railway station is situated within Eastbourne's town centre.

COMMUNAL ENTRNCE HALL * SECOND FLOOR LANDING * HALLWAY * LIVING ROOM * KITCHEN * BEDROOM * BATHROOM/WC * GAS FIRE CENTRAL HEATING *





The accommodation
Comprises:

COMMUNAL ENTRANCE HALL
Stairs to all floors (three floors)

SECOND FLOOR LANDING
Private front door opening to:

HALLWAY
Entrance hall, with security entry phone receiver.

LIVING ROOM
10' 8 x 8'6 (3.05m 2.44m x 2.59m)
With dual aspect Georgian bar sash windows to side and rear, double radiator, south-westerly views towards the Devonshire Park Tennis complex, two wall light points.

KITCHEN
11'9 x 9'0 (3.58m x 2.74m)
With a comprehensive range of matching eye and base level units with complimentary rolled edge moulded worktop surfaces over with inset single drainer stainless steel sink unit with mixer taps, built-in electric oven with four burner electric hob above, plumbing and space for washing machine and fridge freezer. Wall mounted Baxi gas boiler for the provision of gas fired central heating and domestic hot water with adjacent wall mounted controller, radiator, sash windows to rear.

BEDROOM
10'5 x 9'10 (3.18m x 3.00m)
With sash windows to side, built in range of double wardrobes, double radiator.

BATHROOM/WC
6'9 max x 6'0 (2.06m max x 1.83m)
With a white suite comprising panelled bath with mixer taps and shower attachment over, low level wc, pedestal hand wash basin with chrome mixer taps, heated towel rail, sash obscure window to side.

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.

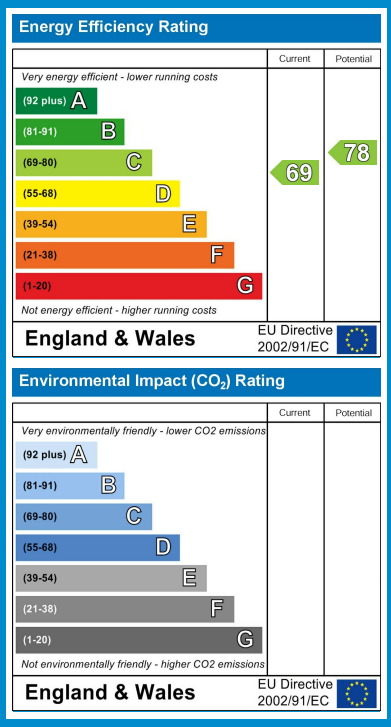







GARDEN
ANTIQUES
INTERIORS
ANTIQUES ARTISAN FOOD & FINE WINES


Taylor Engley
Independent Estate Agents Est. 1978
Successfully selling property in Eastbourne, Hailsham,
the surrounding areas and Downland villages



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.