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est. 1978

**Taylor Engley**



**Flat 2, Linton House 71, Langney Road, Eastbourne, East Sussex, BN21 3QD**  
**£895 PCM**

**Taylor Engley are delighted to offer to let this ONE BEDROOMED FIRST FLOOR FLAT located in the heart of Eastbourne's town centre in Langney Road. Enjoying easy access to a variety of shops, cafes, and restaurants. The flat is approximately half a miles distant from Eastbourne's town centre amenities, mainline railway station as well as Eastbourne's prestigious seafront.**



**\* HALL \* LIVING ROOM \* KITCHEN \* UTILITY AREA \* BEDROOM \* BATHROOM \* CLOSE TO TOWN CENTRE AMENITIES \* CLOSE TO EASTBOURNE'S PRESTIGIOUS SEAFRONT \***



## **The accommodation**

Comprises:

### **COMMUNAL FRONT DOOR**

Opening to

### **COMMUNAL ENTRANCE HALL**

Stairs rising to:

### **FIRST FLOOR**

Private front door opening to:

### **HALL**

Tiled floor, radiator.

### **LIVING ROOM**

15'4" x 12'6" (4.69 x 3.82)

Large window to front, carpet.

### **BEDROOM**

10'4" x 12'9" (3.16 x 3.9)

Window to rear, radiator, carpet.

### **KITCHEN**

11'0" x 8'3" (3.36 x 2.53)

Range of eye and base level cupboards, vinyl work surface with single drainer stainless steel sink unit with mixer tap, tiled splash back, electric oven and hob with extractor above, tiled floor, space for small table and chairs, window.

### **SMALL UTILITY AREA**

8'1" x 2'6" (2.48 x 0.78)

Housing boiler and plumbing for washing machine.

### **BATHROOM**

7'6" x 5'11" (2.3 x 1.82)

Low level wc, wash hand basin, bath with shower above, shower curtain, tiled floor, radiator, window to rear.

### **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](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 ENGLEBY.

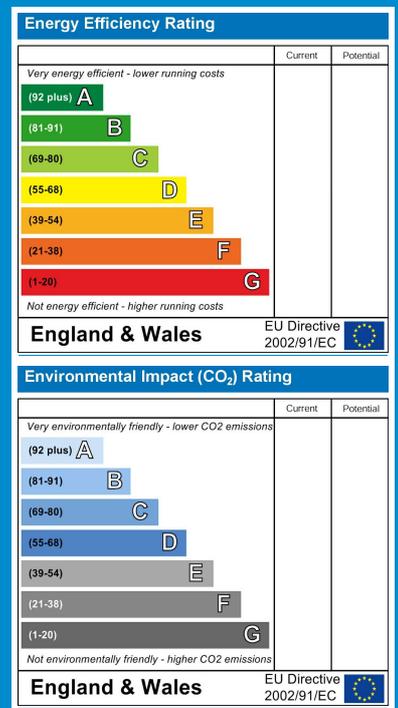
### **REFERENCES AND HOLDING PAYMENTS**

**\* 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](mailto: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.

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