

**Valuers, Land & Estate Agents**

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est. 1978



**Taylor Engley**



**31 The Avenue, Eastbourne, BN21 3YD**

**£1,300 PCM**

**TAYLOR ENGLE Y are pleased to offer TO RENT this delightful TWO BEDROOMED BASEMENT APARTMENT having its own private entrance, spacious living room, kitchen, two bedrooms, bathroom and separate shower room being in a prime location situated close to the town centre amenities and mainline railway station.**





**\* PRIVATE ENTRANCE \* HALL \* KITCHEN \* LIVING ROOM \* TWO BEDROOMS \* BATHROOM \*  
SHOWER ROOM \* CLOSE TO TWO CENTRE AMENTIES AND MAINLINE RAILWAY STATION \***



## **The accommodation**

Comprises:

### **Rear Entrance**

Tied floor, radiator.

### **Private Front Door**

Opening to:

### **Porch Area**

Radiator, wooden flooring.

### **Kitchen**

Window to rear, tiled floor, radiator., range of eye and base level units with wood work top surfaces, electric hob and oven, space for washing machine, space for dishwasher, tiled walls, radiator.

### **Living Room**

20'8" x 17'1" (6.3 x 5.21)

Window to front, fire place, wooden flooring, radiator.

### **Bedroom 1**

10'11" x 8'3" (3.33 x 2.52)

(Optional dining room)

Wooden flooring, radiator.

### **Bedroom 2**

10'9" x 7'10" (3.3 x 2.4)

Door to living room, radiator, carpet.

### **Dining Room/ Optional Bedroom**

12'5" x 6'8" (3.81 x 2.04)

Wooden floor, radiator

### **Bathroom**

5'8" x 4'3" (1.75 x 1.31)

Bath with shower over, wash basin, low level wc, ladder style radiator, tiled floor.

### **Shower Room**

7'0" x 3'8" (2.14 x 1.12)

Shower, low level wc, radiator.

### **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](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 ENGLELEY.

### **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-engleley.co.uk](mailto:lettings@taylor-engleley.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 <sub>2</sub> ) Rating                  |         |                                                                                                               |
|                                                                 | Current | Potential                                                                                                     |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.