

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

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Taylor Engley



4 Barrie Close, Eastbourne, East Sussex, BN23 7QZ

£1,350 PCM

Available to rent - this TWO BEDROOMED SEMI-DETACHED BUNGALOW located in a popular cul-de-sac location, being within close proximity to local shops and amenities at Langney. The property comprises entrance hall, living room, kitchen, two bedrooms and a bathroom. There is a lawned garden situated to the rear with a garage along side the property with off road parking for three vehicles.



Local shopping facilities are available at nearby Langney Shopping Centre whilst Eastbourne town centre with its comprehensive shopping facilities, mainline railway station, theatres and seafront is approximately four miles distant.

*** ENTRANCE HALL * LIVING ROOM * LEAN-TO * KITCHEN * TWO BEDROOMS * BATHROOM *
GARAGE * DRIVEWAY PARKING * GARDENS ***



The accommodation

Comprises:

Front door opening to:

Porch

Carpet, door opening to:

Hall

Cupboard housing water tank and shelving.

Living Room

Feature wall incorporating tv stand, wall mounted electric fire, electric radiator, carpet. Sliding door opening to lean-to.

Lean-to

Access to front and rear gardens.

Kitchen

Selection of units, work surface with inset sink unit, tiled splashback, window to rear with blind, freestanding electric oven and hob, fridge freezer and washing machine, laminate flooring, door opening to rear garden.

Bedroom 1

Window to front, built-in double wardrobe, electric radiator, carpet.

Bedroom 2

Window to front, electric radiator, carpet.

Bathroom

Double shower cubicle with new electric shower unit over, low level wc, wash hand basin, panelling to walls, electric towel rail/radiator, three door mirrored cabinet, laminate flooring, window to side.

Outside

Rear Garden

Patio area, lawned area with a selection of bushes.

Garage

Up and over door, power.

Driveway Parking

For approximately three vehicles.

COUNCIL TAX BAND:

Council Tax Band -

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 ENGLELEY.

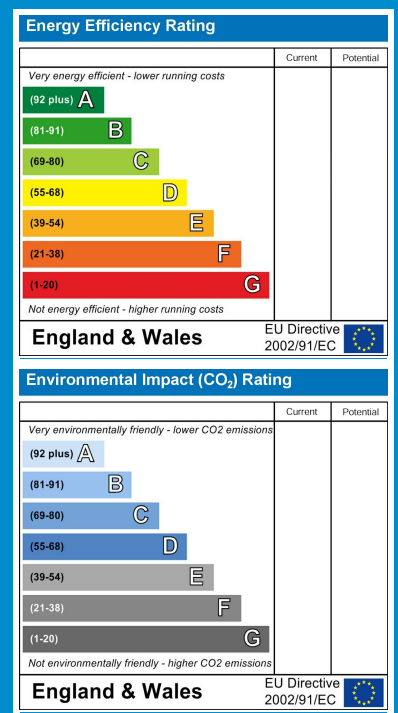
REFERENCES AND HOLDING PAYMENTS

*** 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.





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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