

**Valuers, Land & Estate Agents**

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**Taylor Engley**



**Flat 6 28 Trinity Trees, Eastbourne, East Sussex, BN21 3LH**

**£850 PCM**

**AVAILABLE TO RENT - THIS ONE BEDROOMED FIRST FLOOR FLAT WITH BALCONY conveniently located in the popular Trinity Trees area of Eastbourne's Town Centre and is close by to the shops, restaurants, theatres, Eastbourne's seafront, and mainline railway station. The property benefits from gas central heating and double glazed windows.**



**\* ENTRANCE HALL \* LIVING ROOM OPEN PLAN TO KITCHEN \* BALCONY \* BEDROOM \*  
BATHROOM \* DOUBLE GLAZED WINDOWS \* GAS FIRED CENTRAL HEATING \***



## **The accommodation**

Comprises:

### **Communal Entrance Hall**

With post boxes and passenger lift or stairs rising to first floor. Private front door to:

### **Living Room Open Plan to Kitchen**

12'10 x 11'11 (3.91m x 3.63m)

Carpet, window, door opening to balcony. Radiator, breakfast bar, gas hob, electric oven, units, sink unit, cupboard housing boiler, integrated washing machine.

### **Balcony**

Space for small table and chairs.

### **Bedroom**

13'4 x 8'1 (4.06m x 2.46m)

Window to side, radiator, carpet.

### **Bathroom**

6'5 x 5'1 (1.96m x 1.55m)

Bath with shower over, low level wc, was hand basin, laminate flooring, heated towel rail.

### **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](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 ENGLELY.

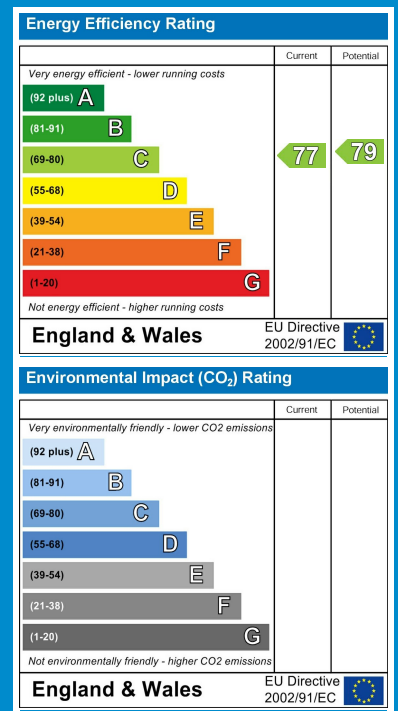
## **REFERENCING AND HOLDING PAYMENTS**

\* 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.

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