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Taylor Engley



11 Lundy Walk, Langney, Eastbourne, East Sussex, BN23 6UH

£1,350

TAYLOR ENGLEY are delighted to offer FOR RENT this TWO BEDROOMED SEMI-DETACHED BUNGALOW located in the popular Kings Park development in Langney. Offering living room, conservatory, L shaped kitchen, second conservatory, two bedrooms, shower room and gardens. Available now. EPC E.



The property is conveniently located to local amenities at The Sovereign Retail park whilst Eastbourne town centre with its comprehensive shopping facilities, mainline railway station and theatres is approximately three and a half miles distant.

*** POPULAR KINGS PARK DEVELOPMENT * ENTRANCE PORCH * LIVING ROOM * CONSERVATORY
 * KITCHEN * SECOND CONSERVATORY * TWO BEDROOMS * SHOWER ROOM * GARDENS *
 CLOSE TO SOVEREIGN HARBOUR RETAIL PARK ***



The accommodation

Comprises:

Front door opening to:

Porch

Space and hooks for coats etc. Door opening to:

Living Room

14'6" x 14'1" (4.43 x 4.30)

Window to front and side, radiator, carpet.

Conservatory

9'11" x 7'5" (3.04 x 2.28)

Ceiling blinds, windows to rear.

Kitchen

Range of eye and base level units having work surface, sink unit with mixer tap, tiled walls, electric oven with extractor fan over, space for washing machine, space for dryer, space for fridge freezer, radiator, windows to side and rear, door opening to garden.

Second Conservatory

Windows to side

Bedroom 1

11'7" x 10'1" (3.54 x 3.08)

Radiator, window to front, carpet.

Bedroom 2

10'2" x 9'1" (3.1 x 2.79)

Radiator, carpet, window to conservatory.

Shower Room

6'4" x 5'3" (1.95 x 1.61)

Shower cubicle, wash basin, low level wc, wall heater, tiled walls, window.

Outside

Garden

Patio area leading to area of lawn.

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 ENGLEY.

References and Holding Deposit

*** 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.

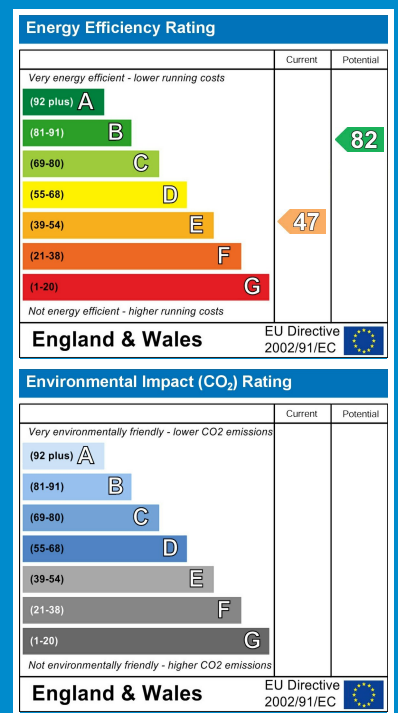
If you decide not to proceed with the tenancy, provide false or misleading information, fail a right to rent check or fail to take reasonable steps to enter into a tenancy agreement, then we will retain the holding payment to cover costs incurred.

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.









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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