Valuers, Land & Estate Agents
11 High Street, Hailsham
East Sussex BN27 1AL

Tel: 01323 440000
Fax: 01323 440750

hailsham@taylor-engley.co.uk
www.taylor-engley.co.uk

Taylor Engley

27 TIMBERS COURT,

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HAILSHAM, BN27 1BX

£695 PCM

A conveniently positioned one bedroom first floor flat in a purpose built block. The flat has an open plan kitchen/ living area, a good sized bedroom and a recently refurbished bathroom. Prior to occupation the flat will be re carpeted throughout. This property benefits from a private parking space. Available 12th July. EPC rating D. No pets are allowed.

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays 10.00 a.m - 4.00 p.m Sundays

These particulars are issed 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 guatanteed Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Also at: 6 Cornfield Road, Eastbourne, East Sussex BN21 4PJ ☎ (01323) 722222 Fax (01323) 722226

Relocation agent network

Open plan kitchen/living room
20'01 x 11' (6.12m x 3.35m)
Kitchen- low and eye level units, oven, washing machine, laminate flooring, spotlights.
Living room- new carpet will be laid prior to occupation, window to rear, spotlight.

Bedroom
13'03 x 9'04 (4.04m x 2.84m)
New carpet will be laid prior to occupation, window to rear, spotlights.

Bathroom
6'05 x 5'11 (1.96m x 1.80m)
Recently refurbished, electric shower over bath, basin with mixer tap, lino.

Cupboard
Good size storage cupboard in hallway.

HAILSHAM
The market town of Hailsham enjoys many amenities, including a variety of shops, post office, banks, leisure centre, cinema, four junior schools and a secondary school/community college. Hailsham is only a short drive from mainline railway stations at Polegate and has ample bus links and main road access A22. The larger seaside town of Eastbourne, with a wider range of shopping facilities, theatres and attractions, is only a 15 minute drive. This traditional market town enjoys weekly livestock sales as well a stall market and boot fair. There are also monthly farmer's market. The Cuckoo Trail country walk and bridle path, parks with play areas and attractive landscaped ponds provide light relief for the family. Steeped in history, older properties and constant reminders of the town's ancient years are dotted throughout and provide a characterful environment for the residents.

REFERENCES & DEPOSITS
* IMPORTANT * Please be advised that we will require a holding deposit 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 deposit to cover costs incurred.

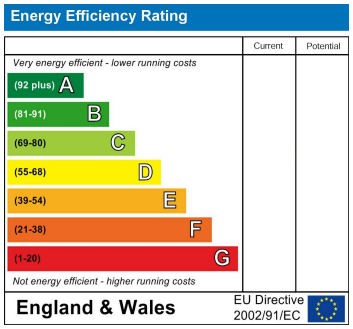
If you require further clarification on the above, please do not hesitate to contact us on 01323 440000 or email hailsham@taylor-engley.co.uk.

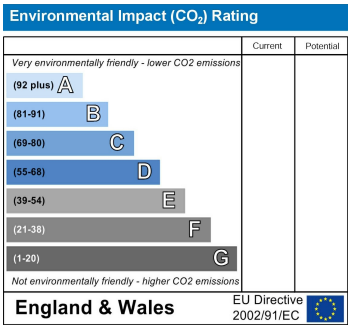
PLEASE NOTE
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars & floor plans as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets and furnishings.

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.

VIEWING INFORMATION
To view a property please contact TAYLOR ENGLEY for an appointment. Our opening hours are Monday to Friday 8:45am - 5:45pm and Saturday 9am - 5:30pm. On Sunday please contact our Eastbourne office open 10am - 4pm.

Hailsham Bypass
Battle Rd
B2104
Hailsham
Hailsham Bypass
Ersham Rd
Google
Map data ©2021


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_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC