

Valuers, Land & Estate Agents

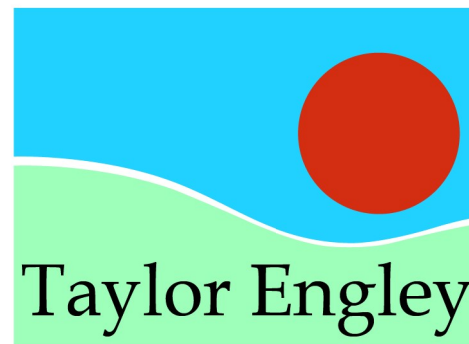
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34 Harmers Hay Road, Hailsham, East Sussex, BN27 1SU

£1,000 PCM

AVAILABLE BEGINNING to MIDDLE OF NOVEMBER 'UNFURNISHED' - This 2 double bedroom House is conveniently located in the popular Harmers Hay development close to Hailsham Town Centre The property comprises of a open plan living room/dining room, kitchen with a number of wall and base units, electric oven and gas hob, space and plumbing for a washing machine and door leading to rear garden. Master bedroom is a good size double. Bedroom Two is a good size double. Family bathroom with shower over bath, basin and w/c. The property benefits from gas fired central heating, sealed unit double glazing, front and rear gardens. EPC - D. Council Tax Band - B which is approximately £1,791.45 for 2022/23 period (this is not included within the rent).

Rent excludes Tenancy Deposit and any other permitted payments. Please contact us for further information.



*** ENTRANCE HALL * LIVING DINING ROOM * KITCHEN * TWO DOUBLE BEDROOMS * FAMILY BATHROOM * FRONT AND REAR GARDENS * GARAGE ***

DIRECTIONS:

From the office in Hailsham High Street proceed around the one way system into George Street and right into North Street. Head over the roundabout and left past Tesco. Take the next right into Battle Road and the first left into Harmers Hay Road. Follow the road around to the right and the property can be located on the right hand side.



ACCOMMODATION COMPRISES:

ENTRANCE HALL

UPVC front door, cupboard housing electric and gas meters, telephone point, radiator, stairs to first floor landing, glazed double doors to living room.

LIVING DINING ROOM

23'9" x 13'9" (7.24m x 4.19m)

Gas fire, radiator, double glazed windows to front and rear, under stairs storage cupboard, television point.

KITCHEN

13'2" max x 7'5" (4.01m max x 2.26m)

Stone effect work surfaces, stainless steel one and a half bowl sink with drainer, fan assisted oven, four ring gas burner, wall and base units. Space for free standing fridge freezer and washing machine. Double glazed window, vinyl flooring, double glazed door to garden.

FIRST FLOOR LANDING

Thermostat, storage cupboard.

BEDROOM ONE

13'5" x 10'4" (4.09m x 3.15m)

Radiator, double glazed window, two storage cupboards, telephone point, television point.

BEDROOM TWO

10'3" x 9'5" (3.12m x 2.87m)

Built-in cupboard with hanging rail, double glazed windows, radiator.

BATHROOM

6'10" x 5'5" (2.08m x 1.65m)

Suite comprising bath with shower over, wash hand basin and wc. Radiator, vinyl flooring, partially tiled walls.

OUTSIDE

FRONT GARDEN

Concrete path to front door, outside storage shed, mainly laid to lawn, mature hedge offering privacy.

REAR GARDEN

Patio area, mainly laid to lawn, enclosed by fencing, gate to side.

DIRECTIONS

From our offices in the High Street continue round the one-way system into North Street. At the second set of traffic lights turn right into Battle Road where Harmers Hay Road will be found as the 2nd turning on the left hand side.

COUNCIL TAX BAND

This property is currently rated by Wealden District Council at Band (B) - currently £1,791.45 until March 2023. The council tax is not included within the rent.

REFERENCES & DEPOSITS

* 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 440000 or email hailsham@taylor-engley.co.uk.

MEASUREMENT DISCLAIMER

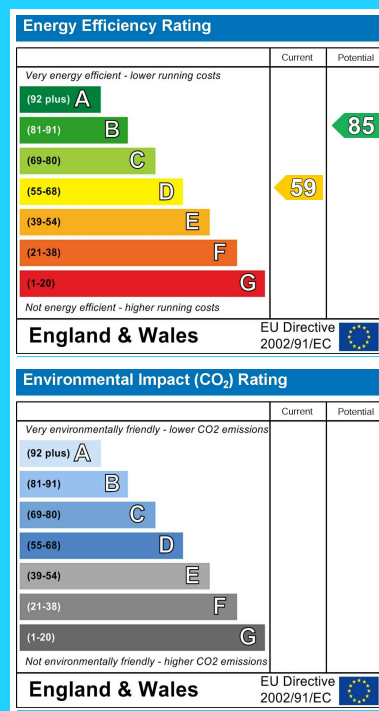
NB. For clarification, we wish to inform prospective tenants that we have prepared these particulars & floor plans as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. All measurements are approximate and into bays, alcoves and occasional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

VIEWING INFORMATION

To view a property please contact TAYLOR ENGLE Y for an appointment. Our opening hours are Monday to Friday 8:45am - 5:45pm and Saturday 9am - 5:30pm.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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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.

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