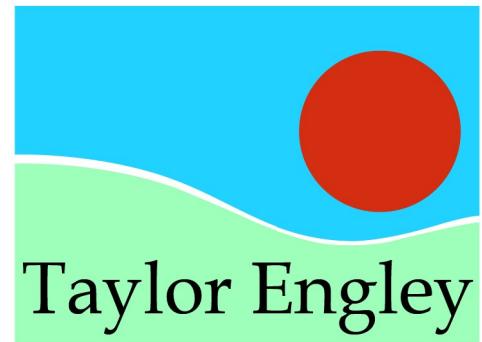


Valuers, Land & Estate Agents
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Flat 1 Bank House 3 High Street, Hailsham, East Sussex, BN27 1AL
£950 PCM

A bright and spacious two bedroom first floor apartment located in the heart of Hailsham town centre. The property offers a modern fitted kitchen with integrated appliances and is open plan to the dining area, the living room is a good size with an attractive fireplace. The bathroom is modern and has gloss tiled floors and walls. Gas Fired Central Heating/Mains Drainage/No Parking. EPC - C. Council Tax Band - 'B', which is excluded from the rent. Rent excludes Tenancy Deposit and any other permitted payments. Please contact us for further information.



*** ENTRANCE HALL * KITCHEN OPEN PLAN TO DINING ROOM * LOUNGE * TWO BEDROOMS *
BATHROOM ***

The market town of Hailsham enjoys many amenities, including a variety of shops, post office, banks, leisure centre, cinema and schools. Hailsham is only a short drive from the mainline railway station at Polegate and has ample bus links and main road access to the A22. The larger seaside town of Eastbourne, with a wider range of shopping facilities, theatres and attractions, is only a 15 minute drive. Hailsham a traditional market town, enjoys weekly livestock sales as well as a stall markets and boot fairs together with monthly farmers' markets. 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.



ACCOMMODATION COMPRISES:

Communal front entrance door with entry phone system, stairs to first floor communal landing. Front entrance door opening into flat 1.

ENTRANCE HALL

LIVING ROOM

15'2" x 13'1" (4.62m x 3.99m)

Two secondary glazed windows, fireplace surround, radiator.

KITCHEN DINER

DINING AREA

10'11" x 6'1" (3.33m x 1.85m)

Secondary glazed window, radiator, open plan to:

KITCHEN AREA

11'2" x 9'4" (3.40m x 2.84m)

Secondary glazed window. Fitted with a matching range of wall and base units with glass fronted display units, work surfaces, built-in four ring hob, oven, slimline dishwasher and fridge. Tiled splash backs, sink unit, archway to corridor leading to:

BATHROOM

10'5" x 9'2" (3.18m x 2.79m)

Storage cupboard housing gas boiler, double glazed window, tiling to floor and walls. White suite comprising wash hand basin, wc and panelled bath with shower screen.

BEDROOM ONE

12'9" x 11'11" (3.89m x 3.63m)

Twin aspect room with secondary glazed windows, radiator.

BEDROOM TWO

12'9" x 7'8" (3.89m x 2.34m)

Radiator, secondary glazed window, storage alcove measuring.

COUNCIL TAX

This property is currently rated by Wealden District Council at Band B.

MEASUREMENT DISCLAIMER

NB. For clarification, we wish to inform prospective tenants 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.

REFERENCES & DEPOSITS

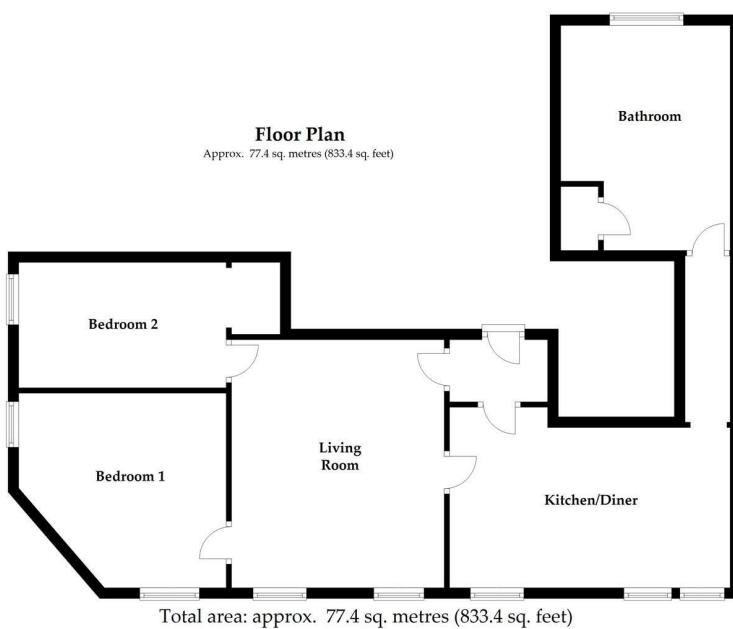
* IMPORTANT * Please be advised that we will require a holding deposit to the equivalent of one weeks rent prior to starting referencing. This will be held until the date of move in and will then be deducted from your final rent amount.

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.

BROADBAND AND MOBILE PHONE CHECKER

For broadband and mobile phone information, please see the following website:
www.checker.ofcom.org.uk



These floor plans are for illustrations purposes only. Taylor Engley accept no liability for any inaccuracies.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(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 CO ₂ 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 CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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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