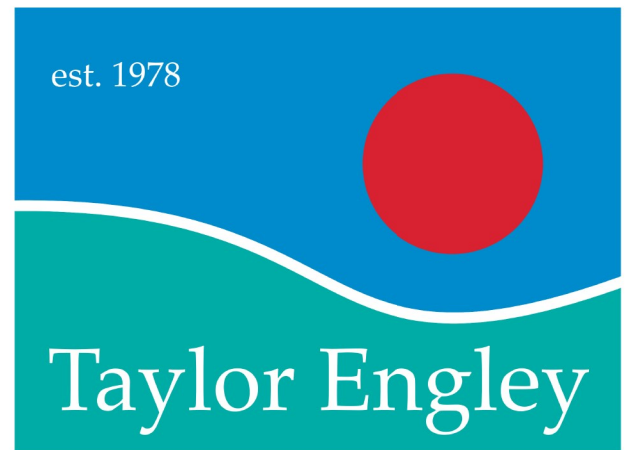


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**14 SCOTNEY HOUSE GROOMBRIDGE
AVENUE,
LANGNEY POINT,
EASTBOURNE, BN22 7FE**



*** ENTRANCE HALL * LIVING ROOM * OPEN PLAN WITH KITCHEN * MASTER
BEDROOM WITH EN-SUITE SHOWER ROOM * SECOND BEDROOM * FAMILY
BATHROOM * ALLOCATED PARKING SPACE ***

£1,195 PCM

Taylor Engley are delighted to offer to the rental market this TWO BEDROOMED APARTMENT situated in this modern development in Langney Point. This pleasant apartment is situated on the second floor and is accessible via a lift and has accommodation comprising an open plan living room to the kitchen, BALCONY with SEA VIEWS, two bedrooms, EN-SUITE SHOWER ROOM to the master bedroom and an additional guest bathroom. There is also an ALLOCATED UNDERBLOCK PARKING SPACE. Eastbourne's seafront is situated at the end of the road whilst the town centre with its comprehensive shopping facilities is situated approximately two miles distant. EPC = B Council Tax Band = C

ACCOMMODATION COMPRISES:

Lift or stairs to the second floor. Door to

PRIVATE ENTRANCE HALL

Entry phone system, radiator, large built-in storage cupboard.

LIVING ROOM

22'4" x 15'9" narrowing to 13'5" in living room ar (6.81m x 4.80m narrowing to 4.09m in living room ar)

Open plan with kitchen.

LOUNGE AREA

Two radiators, television point, built-in cupboard housing boiler, double glazed doors to balcony enjoying sea views.

KITCHEN AREA

Range of modern white cupboards and drawers, stainless steel sink unit with mixer tap, work surfaces, space and plumbing for washing machine, built-in electric oven and hob with extractor hood over.

BEDROOM ONE

11'6" x 9'3" (3.51m x 2.82m)

Radiator, double glazed window to rear enjoying sea views, television point.

EN-SUITE SHOWER ROOM

Modern white suite comprising low level wc, pedestal wash basin, large shower cubicle. Radiator, part tiled walls, bathroom cabinet.

BEDROOM TWO

11'7" x 8'11" (3.53m x 2.72m)

Radiator, double glazed window with sea views, television point.

BATHROOM

Modern white suite comprising low level wc, pedestal wash basin, panelled bath with mixer tap and shower attachment. Radiator, part tiled walls.

BASEMENT PARKING

Space number 141.

MEASUREMENT DISCLAIMER

NB. 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.

VIEWING INFORMATION

To view a property please contact TAYLOR ENGLELY 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.

COUNCIL TAX BAND

This property is currently rated by Eastbourne Borough Council at Band (C)

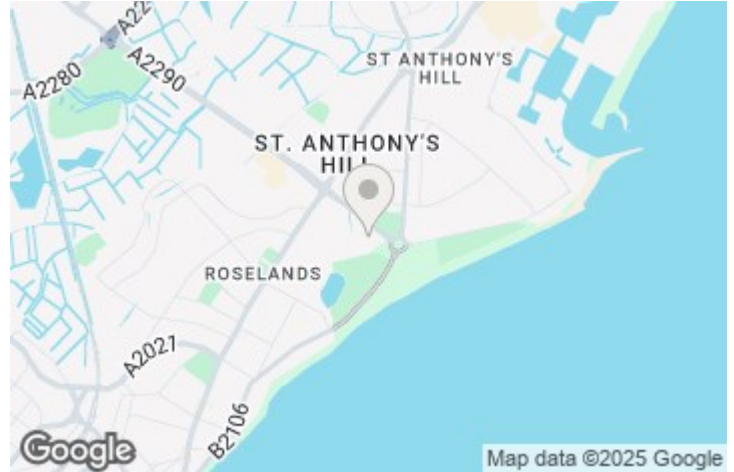
REFERENCES & DEPOSITS

* 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.



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 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	

DIRECTIONS

Heading east along Eastbourne Seafront, along King Edwards Parade, continue along to Grand Parade, which then becomes Marine Parade and then Royal Parade. At the roundabout take the first exit into Wartling Road, first right into Groombridge Avenue and Scotney House will be located on the right hand side.