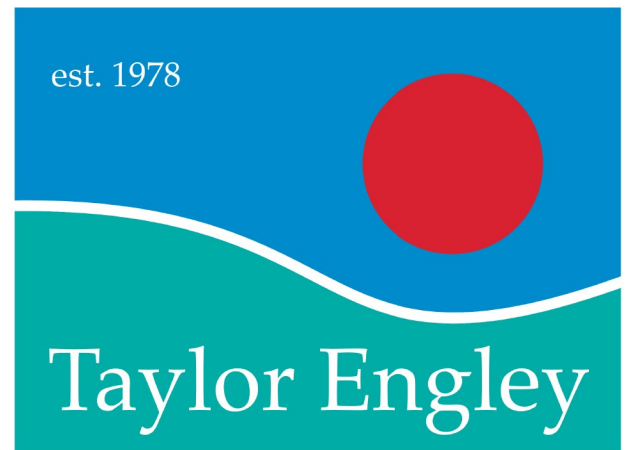


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**34 HARMERS HAY ROAD,  
HARMERS HAY, HAILSHAM,  
HAILSHAM, BN27 1SU**



**£1,300 Per Month**

**This TWO DOUBLE BEDROOMD TERRACED 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. The master bedroom is of a good size double, bedroom two is a good size double and has a family bathroom with shower over bath with basin and w/c. The property benefits from gas fired central heating, sealed unit double glazing and has front and rear gardens. EPC - D. Council Tax Band - B (this is not included within the rent). Rent excludes Tenancy Deposit and any other permitted payments. Please contact us for further information.**

**The accommodation**

Comprises:

Front door opening to:

**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 13'8" (7.24m x 4.19m)

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

**Kitchen**

13'1" max x 7'4" (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.

Stairs rising to:

**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**

10'2" x 9'4" (3.12m x 2.87m)

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

**Bathroom**

6'9" x 5'4" (2.08m x 1.65m)

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

**Front garden**

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

**Back garden**

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

**COUNCIL TAX BAND**

Council Tax Band 'B' Wealden District Council.

**BROADBAND AND MOBILE PHONE CHECKER**

For broadband and mobile phone information, please see the following website: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

**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.

**REFERENCES & HOLDING PAYMENTS**

\* 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 [lettings@taylor-engley.co.uk](mailto:lettings@taylor-engley.co.uk).

**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.

