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Taylor Engley



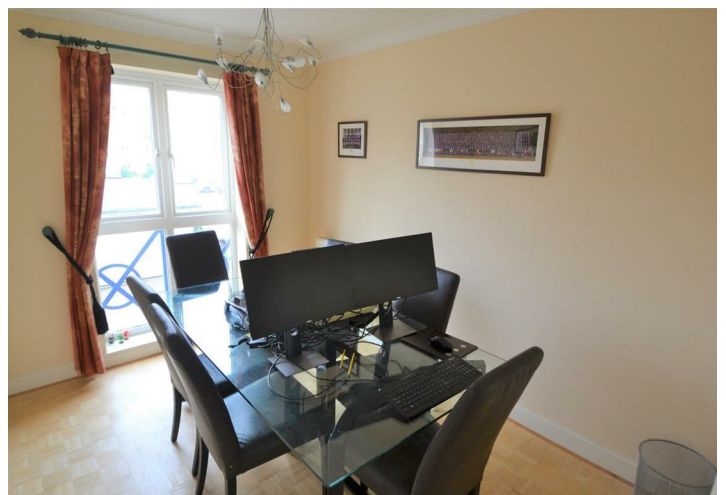
78 The Piazza, South Harbour, Eastbourne, East Sussex, BN23 5TQ
£1,550 Per Month

Taylor Engley are delighted to offer to the market this **VERSATILE FOUR/FIVE BEDROOMED TOWN HOUSE ENJOYING SOUTHERLY PANORAMIC VIEWS OVER THE SOVEREIGN HARBOUR**. This family home is situated in a private gated development and has accommodation over four floors. A particular feature of the property is the balcony situated off the master bedroom enjoying far reaching views. There is also a low maintenance garden situated to the rear. EPC = C



Many bars and restaurants can be found within Eastbourne's Sovereign Harbour whilst shopping facilities are available at The Sovereign Retail Park. Eastbourne town centre with its comprehensive shopping facilities and mainline railway station is situated just over three miles distant.

*** ENTRANCE HALL * KITCHEN/BREAKFAST ROOM * LIVING ROOM * DINING ROOM/OPTIONAL BEDROOM 5 * FOUR FURTHER BEDROOMS * TWO EN-SUITE SHOWER ROOMS * FAMILY BATHROOM * GROUND FLOOR SHOWER ROOM * BALCONY WITH PANORAMIC VIEWS * LOW MAINTENANCE REAR GARDEN * GARAGE * OFF ROAD PARKING ***



The accommodation

Comprises:

Front door opening to:

Entrance Hall

Radiator, door to garage.

Ground Floor Shower Room

Shower cubicle, low level wc, wash hand basin, radiator, extractor fan.

Kitchen

15'2 x 9'9 (4.62m x 2.97m)

Having a selection of eye and base level units, circular sink unit with mixer tap, integrated dishwasher and washing machine, cooker with extractor fan over, wall mounted boiler, radiator, part tiled walls, window and door to rear garden.

Stairs rising from entrance hall to:

First Floor Landing

Storage cupboard, opening to:

Living Room

15'2 x 10'10 (4.62m x 3.30m)

Radiator, windows to rear with southerly view over the harbour.

Dining Room/Optional Bedroom 5

10'7 x 8'2 (3.23m x 2.49m)

Radiator, window to front.

Bedroom 4

6'10 x 6'7 (2.08m x 2.01m)

(Measurements exclude door recess)

Cupboard housing hot water tank, radiator, window to front.

Stairs rising from first floor landing to:

Second Floor Landing

Radiator.

Bedroom 2

13'2 x 10'1 (4.01m x 3.07m)

Having fitted wardrobes, radiator, window to rear with views over the harbour. Door opening to en-suite shower room.

En-Suite Shower Room

White suite comprising shower cubicle, low level wc, wash hand basin, part tiled walls, heated towel rail, extractor fan.

Bedroom 3

13'2 x 10'7 (4.01m x 3.23m)

Having fitted wardrobes, radiator, window to front.

Family Bathroom

White Suite comprising bath, low level wc, wash hand basin, heated towel rail, part tiled walls, extractor fan.

Stairs rising from second floor landing to:

Third Floor Landing

Radiator, door opening to roof terrace.

Roof Terrace

8'10 x 6'5 (2.69m x 1.96m)

Enjoying panoramic southerly views over the harbour to the South Downs beyond.

Master Bedroom Suite

13'1 x 11'4 (3.99m x 3.45m)

Having a selection of built-in wardrobes, radiator, hatch to loft, windows to front.

En-Suite Shower Room

White suite comprising shower cubicle, low level wc, wash hand basin, heated towel rail, tiled walls, window to rear.

Outside

Rear Garden

Accessible via the kitchen having raised decking to immediate rear with steps leading to garden - predominantly laid to shingle and having a circular patio leading to mooring,

Garage

17'8 x 8'1 (5.38m x 2.46m)

Having up and over door, door opening to hall, power and lighting.

Off Road Parking

Situated to the front of the property.

COUNCIL TAX BAND:

Council Tax Band - 'F' Eastbourne Borough Council.

FOR CLARIFICATION:

We wish to inform prospective tenants that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

www.checker.ofcom.org.uk

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. The total deposit due on the property is the equivalent to five weeks rent.

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 722222 or email lettings@taylor-engley.co.uk.

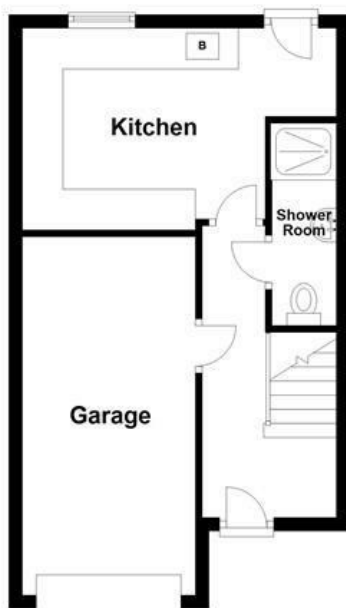






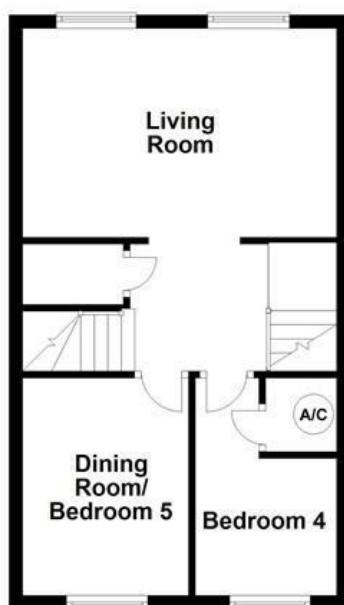
Ground Floor

Approx. 36.6 sq. metres (394.1 sq. feet)



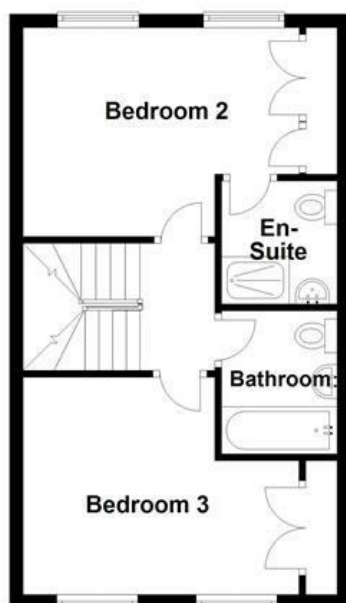
First Floor

Approx. 39.0 sq. metres (419.9 sq. feet)



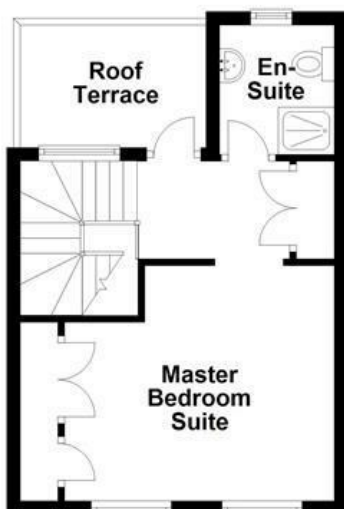
Second Floor

Approx. 39.0 sq. metres (419.9 sq. feet)



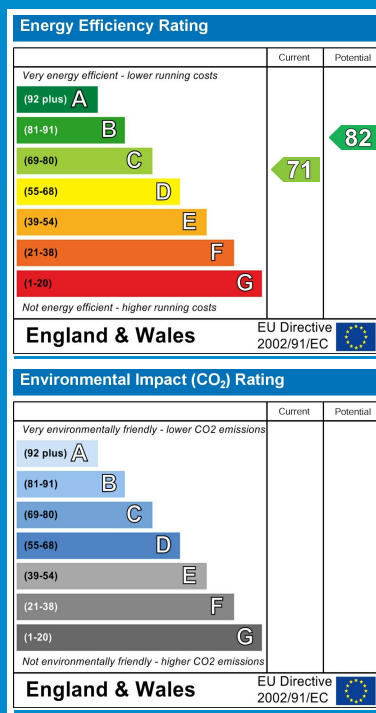
Third Floor

Approx. 26.8 sq. metres (288.4 sq. feet)



Total area: approx. 141.4 sq. metres (1522.4 sq. feet)

For illustration purposes only - not to scale



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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