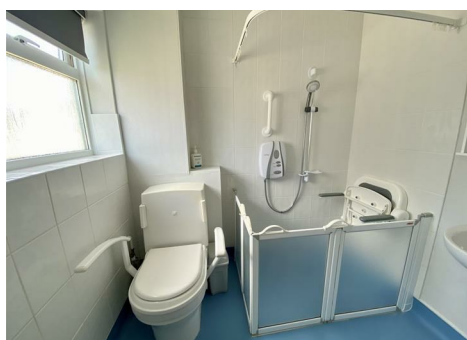
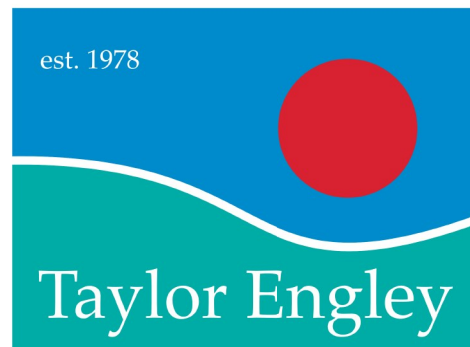


Valuers, Land & Estate Agents
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www.taylor-engley.co.uk



1 Fair Isle Close, Eastbourne, BN23 6UN
£1,500 Per Calendar Month

*** RARELY AVAILABLE TO RENT *** This two bedroom bungalow has undergone numerous improvements over recent months, to include a modern fitted kitchen with appliances, newly installed electric oil filled radiators, new carpets and freshly decorated. Sealed Unit Double Glazing. EPC - F. Council Tax Band - A (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 ROOM * KITCHEN * REAR PORCH * TWO BEDROOMS * SHOWER ROOM/WET ROOM ***



FRONT DOOR TO:

ENTRANCE HALL

Radiator, built-in storage cupboard.

LIVING ROOM

14'39 x 13'34 max (4.27m x 3.96m max)

Large window overlooking the rear garden, radiator, door to rear porch, open plan to:

KITCHEN AREA

11'35 x 5'25 (3.35m x 1.52m)

A newly install kitchen with built-in cupboards and drawers, space and plumbing for washing machine, sink unit, built-in electric oven and hob with extractor hood over, integral fridge freezer, window with outlook to front, work surfaces, built-in storage cupboard.

REAR PORCH

13'62 x 2'9 (3.96m x 0.84m)

Sliding door to garden.

BEDROOM ONE

10'89 x 10'19 (3.05m x 3.05m)

Large window with outlook to rear, radiator.

BEDROOM TWO

10'15 x 9'13 (3.05m x 2.74m)

Radiator, window with outlook to front.

SHOWER ROOM/WET ROOM

White suite comprising W.C, enclosed shower with fitted seat, washbasin, window to front, wall mounted heater, extractor fan.

DRIVEWAY

Driveway to side.

GARDEN

Mainly laid to lawn, well stocked flowerbeds.

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.

BROADBAND AND MOBILE PHONE CHECKER:

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

COUNCIL TAX BAND:

Council Tax Band A.

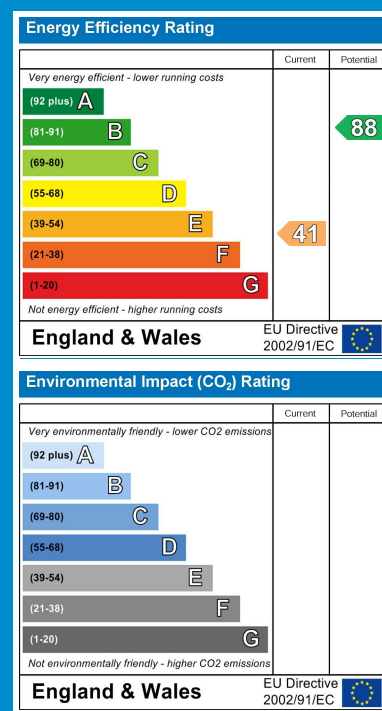
FOR CLARIFICATION:

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.





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.

Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750