

Valuers, Land & Estate Agents
6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222
Fax: (01323) 722226

eastbourne@taylor-engley.co.uk
www.taylor-engley.co.uk



Flat 10, Trinity House 28 Trinity Trees, Eastbourne, East Sussex, BN21 3LH
£800 Per Calendar Month

This one bedroom second floor apartment is conveniently located in the popular Trinity Trees area of Eastbourne's Town Centre and is close by to the shops, restaurants, theatres, Eastbourne's seafront, and mainline railway station. The property benefits from gas central heating and double glazed windows. EPC = C. Available early June.



*** One Bedroom Apartment * Open Plan Living Room/Kitchen * Juliette Balcony * Gas Fired Central Heating * Sealed Unit Double Glazing ***



COMMUNAL ENTRANCE HALL

With post boxes and passenger lift or stairs rising to the second floor. Door to:

ENTRANCE HALL

Security entry phone system, fuseboard, radiator.

OPEN PLAN KITCHEN / LIVING ROOM

12'7 max x 12'10 max (3.84m max x 3.91m max)
Double glazed window and door over looking rear of the property, Juliette balcony, radiator, central heating thermostat, cupboard housing Worcester wall mounted gas fired boiler and tv points.

KITCHEN AREA

Circular stainless steel sink unit set into work surface with cupboard below, wall mounted cupboards, space and plumbing for a washing machine, electric oven, four burner gas hob with extractor fan over, integrated fridge, door opening from living room area to bedroom.

BEDROOM

13'2 max x 8'2 max (4.01m max x 2.49m max)
(13'x max reducing to 8'11 x 8'2 max)
Radiator, window with outlook to rear and tv point.

BATHROOM

Bath with mixer tap and shower attachment, shower screen, pedestal washbasin with mixer tap, low level wc, tiled walls and chrome effect heated towel rail.

COUNCIL TAX BAND:

This property is currently rated by Eastbourne Borough Council at Band A.

BROADBAND AND MOBILE PHONE

CHECKER:

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

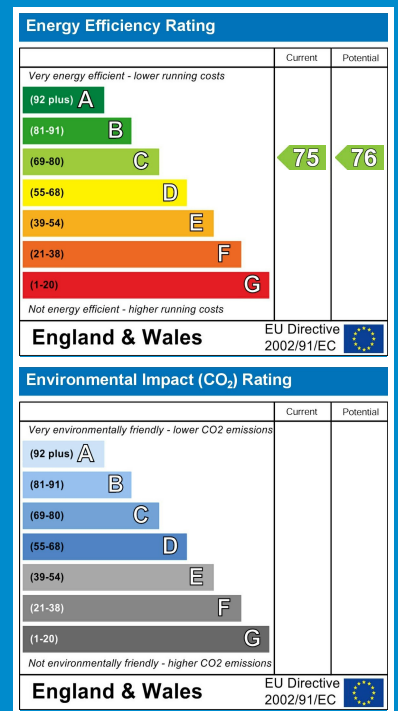
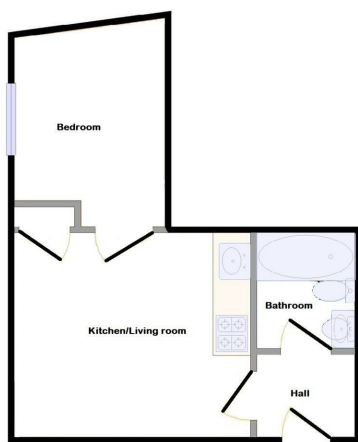
FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales 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 ENGLEBY.



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.