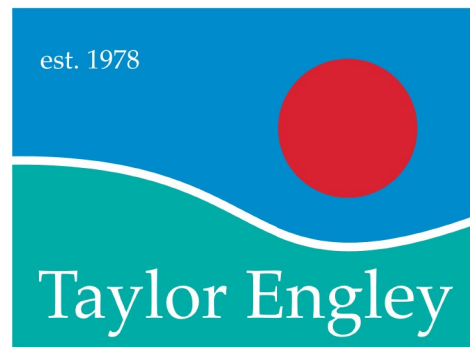


Valuers, Land & Estate Agents
6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

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

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



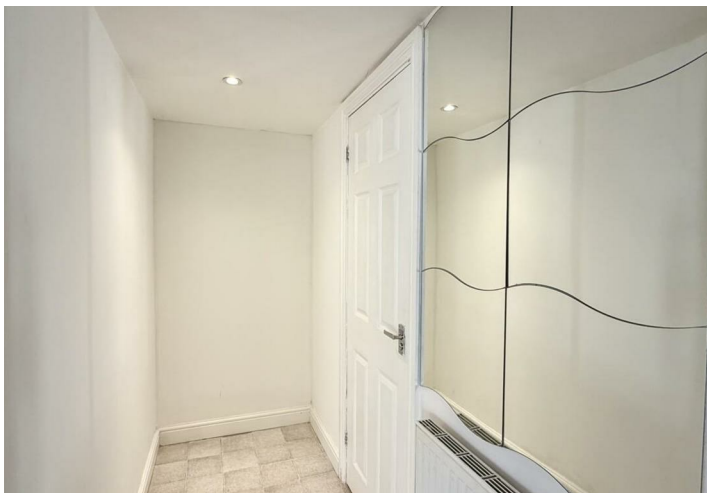
Flat 1, Saffrons View 11 Meads Road, Eastbourne, East Sussex, BN20 7DU
£840 PCM

Taylor Engley are pleased to offer TO LET this GROUND FLOOR STUDIO FLAT WITH PRIVATE ENTRANCE located in the favoured Lower Meads area of Eastbourne. Offering studio room, kitchen with breakfast bar and shower room. The property has electric heating and double glazed windows. Available now.



The property is ideally located being within close proximity to Eastbourne town centre with its comprehensive shopping facilities, mainline railway station, theatres and seafront.

*** PRIVATE ENTRANCE * STUDIO ROOM * KITCHEN * SHOWER ROOM * DOUBLE GLAZED WINDOWS * ELECTRIC HEATING ***



The accommodation

Comprises:

Stairs leading to patio.

Private Entrance

Opening to:

Studio Room

Carpet, radiator, windows to side, coat hooks, spotlights, mirrored wall, roller blinds.

Kitchen

Breakfast bar, worktops with sink and drainer, fridge, freezer, washing machine, electric oven and hob, range of eye and base level units, spot lights, lino flooring.

Shower Room

Shower cubicle, low level wc, heated towel rail, basin with storage cupboard under, lino flooring.

COUNCIL TAX BAND:

Council Tax Band - 'A' Eastbourne Borough Council.

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 ENGLE.

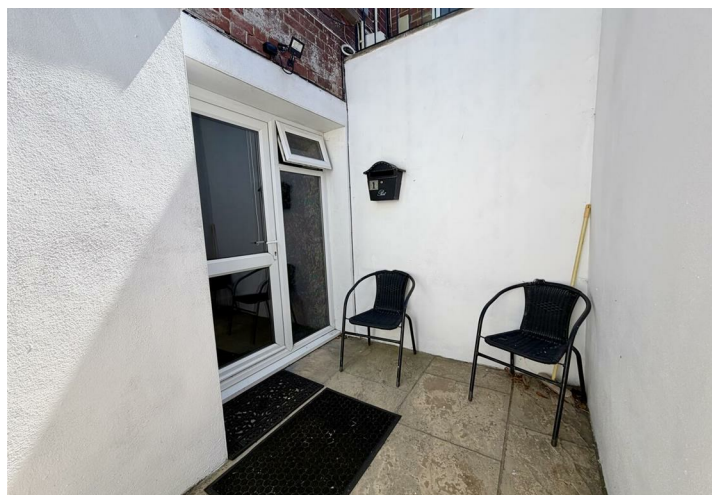
REFERENCES AND DEPOSITS

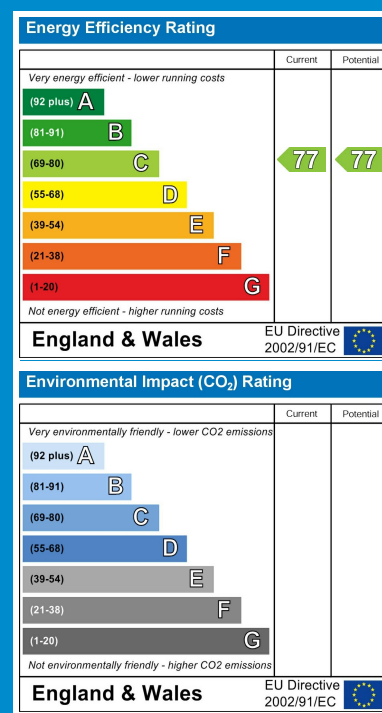
* IMPORTANT * Please be advised that we will

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.

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.





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.

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