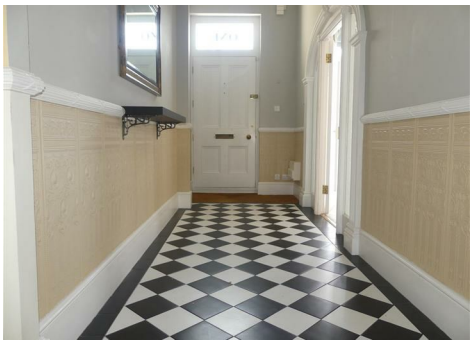
Valuers, Land & Estate Agents
6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

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

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

est. 1978

Taylor Engley



1 Hyde Gardens, Eastbourne, East Sussex, BN21 4PN
£2,200 PCM

Rarely available this elegant Victorian townhouse is perfectly situated in Eastbourne's town center, moments away from the Train Station, shops, bars, and the restaurant's. The property comprises of an open plan Kitchen/Reception Room which leads out onto the front patio area and rear garden which doubles up as the secure off road parking for 2 cars (accessed from Mark Lane). The bespoke kitchen has a range of wall and base units freestanding American style Fridge/Freezer, integral dishwasher, Rangemaster double oven & gas hob with extractor. Utility room with wall & base units housing washing machine, tumble dryer, freezer and access to the rear patio area and parking. Drawing Room with floor to ceiling windows to the front allowing plenty of light into the room. Master bedroom has a dressing area with built in storage and an en-suite bathroom. Bedroom two is a double with shallow built in wardrobe. The Family bathroom has a bath, wash hand basin and w/c. Bedroom 3 is also a double. Bedroom 4 has built in wardrobe. The property benefits from Gas Central Heating throughout, and two secure parking spaces. Council Tax Band - 'F' Eastbourne Borough Council, this is not included as part of the rent. EPC - C. Rent excludes the Tenancy Deposit and any other permitted payments - please contact us for further information or visit our website.

*** Desirable four double bedroom town house**
*** Principle bedroom with dressing room and en-suite bathroom**
*** Three bathrooms and two cloakrooms**
*** Utility room**
*** Two reception rooms**

*** Hyde Gardens Town Centre Location**
*** Walking distance to amenities**
*** Walking distance to Mainline Railway Station**
*** Walking distance to theaters**
*** Walking distance to seafront**

ACCOMMODATION COMPRISES:
Few stairs leading to the front door opening to:

RECEIPTION HALL
Reception hall with an area of tiled flooring, radiator, consumer unit, doors leading to:

CLOAKROOM
Low level wc, pedestal wash hand basin, tiled floor, fitted shelving, downlighters, window to the rear, built-in-cupboard with bi-folding doors housing Worcester wall mounted gas boiler, unvented hot water cylinder.

MAIN RECEIPTION ROOM
29'3" x 14'9" (8.94 x 4.50)
(14'9 max including depth of chimney breast reducing to 14'2)
Outlook to front and rear, tv point, telephone point, two radiators, fireplace with wood burner, floor to ceiling sash windows to the front opening onto balcony, carpeted, window dressings.

Stairs leading from the entrance hall leading to:

LOWER GROUND FLOOR
Radiator, open plan to utility area, under stairs cupboard.

UTILITY AREA
Some wall and base units with worktop over, one and a half bowl sink with drainer, freestanding washing machine, freestanding tumble dryer, freestanding chest freezer, tiled flooring, spotlights, Rear access door to outside space/secure parking.

RECEPTION ROOM
19'11" x 14" (6.07m x 4.27m)
Two sash windows to the front, door leading to front courtyard space, carpet, spotlights, twin satellite cable, radiators, arch leading to:

KITCHEN
14" x 13'4" (4.27m x 4.06m)
Kitchen by Handmade Kitchens of Christchurch comprising Granite worktops with upstands, range of wall and base units, butler style sink, space for a wine cooler fridge, freestanding Rangemaster American style Fridge/Freezer, integrated dishwasher, Rangemaster Range style cooker with a five burner gas hob and hot plate, fitted cooker hood, tiled flooring and window overlooking the rear of the property.

Stairs leading from lower ground floor to reception hall and up to the first floor:

FIRST FLOOR
Radiator, window to rear and door to:

CLOAKROOM
Low level w/c, pedestal wash hand basin, radiator.

PRINCIPLE BEDROOM SUITE
21'2 max x 15'1 (6.45m max x 4.60m)
Carpet, two wooden sash windows overlooking the front of the property, window dressings, two radiators, door leading to:

DRESSING ROOM
Carpet, a range of fitted units offering hanging rails and shelving, radiator, door leading to:

EN-SUITE BATHROOM
Tiled flooring, part tiled walls, wooden sash window, window dressing, heated towel radiator, walk in shower, rolled top freestanding bath tub, low level w/c, twin wash hand basin with vanity unit.

Stairs leading from first to second floor.

SECOND FLOOR HALF LANDING
Velux window, loft hatch to roof space.

FAMILY BATHROOM
Tiled flooring, wooden sash window, heated towel radiator, bath with shower over, shower screen, low level w/c, wash hand basin in vanity unit.

SECOND FLOOR LANDING

BEDROOM THREE
14'9 x 9'5 (4.50m x 2.87m)
Carpet, radiator, wooden sash window with outlook to the front of the property.

BEDROOM FOUR
13'7 x 11'8 max (4.14m x 3.56m max)
Carpet, wooden sash window with outlook to the rear of the property, window dressing, built in shallow cupboard.

BEDROOM TWO
15'1 x 11'5 (4.60m x 3.48m)
Carpets, wooden sash window with outlook to the front of the property, window dressing, radiator, built in shallow cupboard.

SHOWER ROOM
Tiled floor, walk in shower, low level w/c, pedestal wash hand basin, heated towel radiator.

FRONT PATIO
Lower ground floor patio area accessed via the reception room, housing gas and electricity meters, outside tap.

REAR COURTYARD/PARKING
Rear courtyard style space which can either be used for private off road parking due to the roller shutter door access or garden space, there are two outside taps, bin storage and a shed (which is excluded from the Tenancy).

DIRECTIONS
From our office located at 6 Cornfield Road, the property is located round the corner in Hyde Garden.

COUNCIL TAX BAND
This property is currently rated by Eastbourne Borough Council at Band (F) and is excluded from the rent.

MEASUREMENT DISCLAIMER
NB. For clarification, we wish to inform prospective purchasers that we have prepared these particulars & floor plan 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.

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.

BROADBAND AND MOBILE PHONE CHECKER
For broadband and mobile phone information, please see the following website:
www.checker.ofcom.org.uk

FOR CLARIFICATION:-
The following items of furniture will remain:

Mirror in the main reception room
Mirror in the entrance hallway
All curtains and light fittings
Two double bedframes
Green plastic storage box
All white goods and appliances

To note:

The shed in the rear courtyard is not included as part of the Tenancy, this is locked and contains items of the Landlords

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

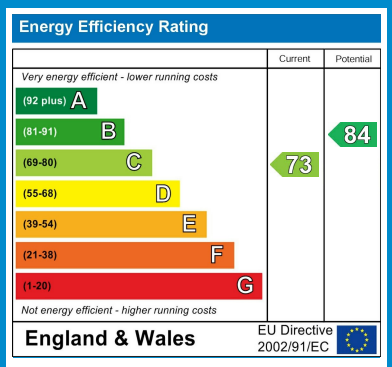
GROUND FLOOR
APPROX. FLOOR
AREA 878 SQ.FT.
(82.4 SQ.M.)

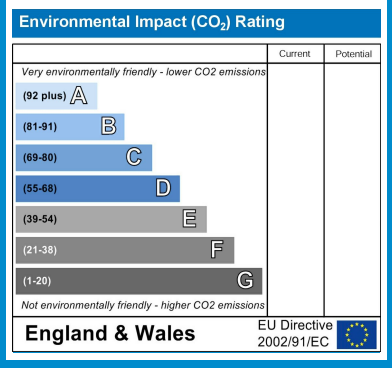
ENTRANCE FLOOR
APPROX. FLOOR
AREA 879 SQ.FT.
(83.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 877 SQ.FT.
(82.8 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 675 SQ.FT.
(62.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 3708 SQ.FT. (25.1.5 SQ.M.)





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.