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est. 1978
Taylor Engley









1A Grassington Road, Eastbourne, East Sussex, BN20 7BP
£1,400 Per Month

An excellent opportunity has arisen rent this THREE BEDROOMED TERRACED HOME in this favoured Lower Meads area of Eastbourne. The property offers gas fired central heating, spacious living room, kitchen, cloakroom, three good sized bedrooms, bathroom and is ideally located of west of Eastbourne's town centre amenities. The property does also offer a sun balcony to front, gardens to front and rear and has a garage located to the rear of the property. Available mid October. EPC D.



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

*** ENTRANCE HALL * KITCHEN * LIVING ROOM * CLOAKROOM * THREE BEDROOMS * BATHROOM * BALCONY * GARDENS TO FRONT AND REAR * GARAGE * GAS FIRED CENTRAL HEATING * DOUBLE GLAZED WINDOWS ***





The accommodation
Comprises:

Entrance Hall
Carpet, radiator, understairs cupboard.

Kitchen
Range of eye and base level units, work surface with inset sink unit with tiled splash back, electric oven and hob, extractor fan, washing machine, fridge freezer, carpet, tiles, window to front and side.

Living Room
Carpet, gas fire, radiator, window to side, double doors to garden.

Stairs rising to:

First Floor Landing
Cupboard with rail and shelving.

Bedroom 1
Window to rear, carpet, radiator, basin, wall light, built-in wardrobe with drawers.

Bedroom 2
Carpet, window to front, radiator, built-in double wardrobe.

Bathroom
Carpet, window to side, wash basin, low level wc, bath with hand held shower, tiled walls, airing cupboard with water tank.

Stairs rising to:

Second Floor Landing

Small Balcony to Front.

Bedroom 3
Radiator, window to side, carpet, cupboard to under eaves storage.

Outside

Gardens
To front and rear.

Garage

COUNCIL TAX BAND:
Council Tax Band - 'D' Eastbourne Borough Council.

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

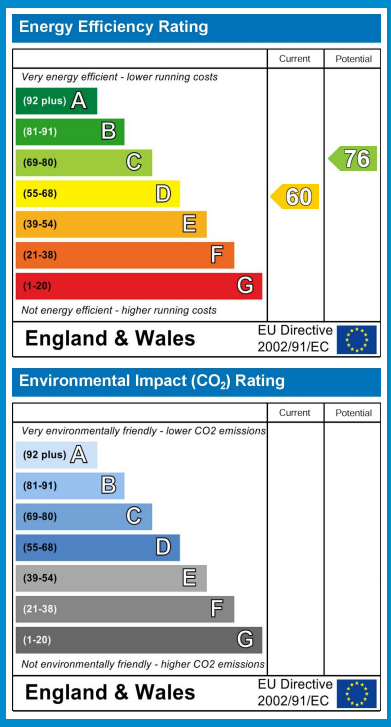
FOR CLARIFICATION:
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:
All appointments are to be made through TAYLOR ENGLEY.

REFERENCES AND 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.



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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