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Taylor Engley



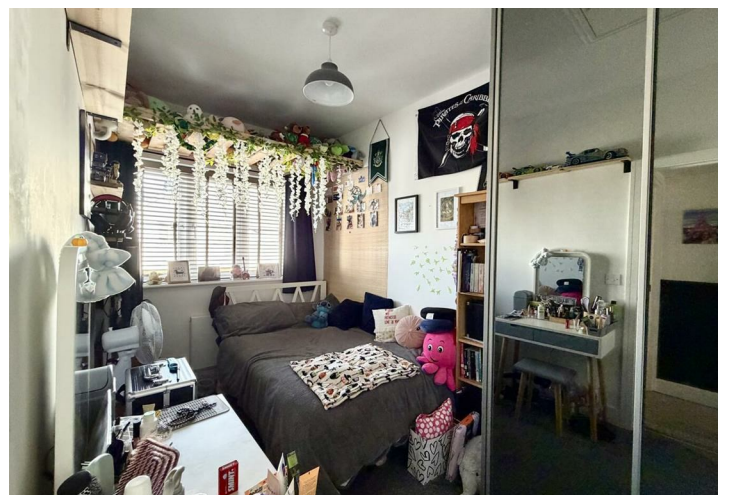
27 Wateringbury Way, Eastbourne, BN23 7FE
£1,600 Per Calendar Month

A beautifully presented three-bedroom house situated in the popular area of Langney, Eastbourne. This lovely home is in great condition throughout and offers spacious, modern living, making it an ideal choice for those looking for a comfortable and well-maintained property. The accommodation benefits from a wonderful open-plan kitchen, dining and living area, creating a bright and sociable space that is perfect for both everyday living and entertaining. The property also features three bedrooms, including an en-suite, as well as a family bathroom. Outside, the property boasts a garden with convenient side access, along with two allocated parking spaces, providing both outdoor space and practicality.

A fantastic opportunity to rent a well-presented home in a desirable residential location, offering generous living accommodation, excellent condition throughout and the added benefit of off-road parking. EPC B.



Local shopping facilities are available at nearby Langney Shopping Centre whilst Eastbourne town centre with its comprehensive shopping facilities, mainline railway station, theatres and seafront is approximately four miles distant.



Entrance Hall

Laminate flooring, coat hooks

Cloakroom

WC, basin, towel radiator, laminate flooring, window to front

Open Plan Kitchen/Diner/Living Space

Low and eye level units, electric hob, extractor fan, built in oven, integrated fridge freezer, washing machine and dishwasher, sink with drainer, window to front, breakfast bar. Leading to open plan dining area with space for a large table and chairs and a generous size living space with built in TV surround and wall bracket, double sliding door leading to the garden.

Understairs Cupboard

Stairs Leading to

Bedroom One

Window to rear, carpet, floor to ceiling built in double wardrobe

En-Suite Shower Room

Basin, WC, towel radiator, double shower cubicle

Bathroom

L shaped bath with shower over, WC, basin with storage drawer, towel radiator, large mirror, tiled flooring

Bedroom Two

Window to front, carpet, floor to ceiling built in double wardrobe

Bedroom Three

Window to front, carpet, built in cupboard with automatic light

Airing Cupboard

Housing boiler and shelving

Parking

There are allocated parking spaces for two cars and an electric car charger

Garden

Compromises of patio area, area of lawn, large shed and gated side access

COUNCIL TAX BAND:

Council Tax Band -

BROADBAND AND MOBILE PHONE CHECKER:

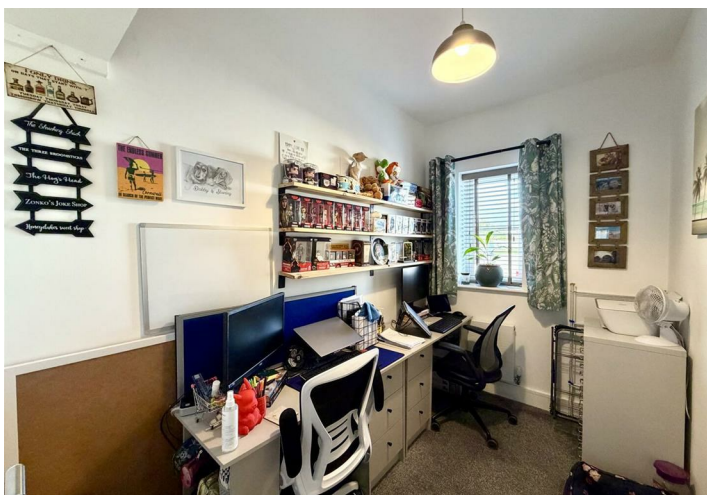
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

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.

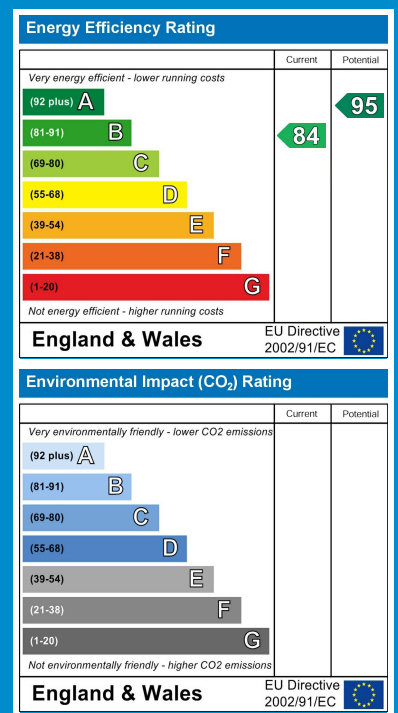
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.









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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