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Taylor Engley



27 Lindfield Drive, Hailsham, East Sussex, BN27 2DL

£1,000 PCM

This two bedroom Mid-Terrace House is conveniently located within walking distance of Hailsham Town Centre. The property comprises of a cosy living room with door leading into the kitchen comprising of a number of wall and base units, freestanding electric oven and hob and access to the rear garden. Master bedroom is a double looking out onto the front of the property. Bedroom Two is a single and has views out to the garden. Family bathroom with shower over bath, basin and w/c. The property benefits from Gas Central Heating, sealed unit double glazing, allocated parking space and low maintenance garden to the rear. EPC - C. Council Tax Band - B. Rent excludes Tenancy Deposit and any other permitted payments. Please contact us for further information. Available early June. Unfurnished.



- *TWO BEDROOM HOUSE**
- *LIVING/DINING ROOM**
- *FITTED KITCHEN**
- *BATHROOM WITH SHOWER OVER**
- *GARDEN**
- *PARKING**



ACCOMMODATION COMPRISES

UPVC front door to:

ENTRANCE PORCH

Storage cupboard housing gas and electric meters, door to:

LIVING ROOM

14'9" x 11'9" (4.50 x 3.58)

Double glazed window with outlook to front, radiator, inset spotlights, television point, telephone point.

Door to:

KITCHEN

11'9" x 7'9" (3.58 x 2.36)

Fitted with a range of wood effect cupboards and drawers, worksurfaces, space for washing machine, wall mounted Vaillant boiler, cooker with extractor hood over, smoke alarm, double glazed window and door to rear garden.

From the living room, stairs rise to the first floor landing with hatch to loft space and smoke alarm.

BEDROOM ONE

12'0" x 11'10" (3.66 x 3.61)

(11'10" measurement narrows to 8'5"). Radiator, double glazed window with outlook to front, telephone point.

BEDROOM TWO

10'7" x 5'7" (3.23 x 1.70)

Double glazed window with outlook to rear, radiator.

BATHROOM

White suite comprising low level w.c, pedestal washbasin, panelled bath with mixer tap and shower attachment, extractor fan, radiator, double glazed window to rear.

GARDENS

Gardens to front and rear.

PARKING

Allocated parking space.

COUNCIL TAX BAND

Council Tax Band - 'B' Wealden District Council-

REFERENCES & DEPOSITS

* IMPORTANT * Please be advised that we will require a holding deposit 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 deposit to cover costs incurred.

If you require further clarification on the above, please do not hesitate to contact us on 01323 440000 or email hailsham@taylor-engley.co.uk.

BROADBAND AND MOBILE PHONE CHECKER

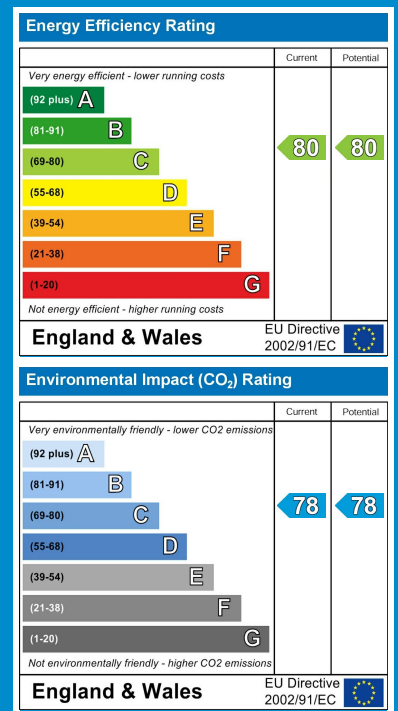
For broadband and mobile phone information, please see the following website:
www.checker.ofcom.org.uk

FOR CLARIFICATION:-

We wish to inform prospective tenants that we have prepared these 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 INFORMATION

To view a property please contact TAYLOR ENGLELY for an appointment. Our opening hours are Monday to Friday 8:45am - 5:45pm and Saturday 9am - 5:30pm.



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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