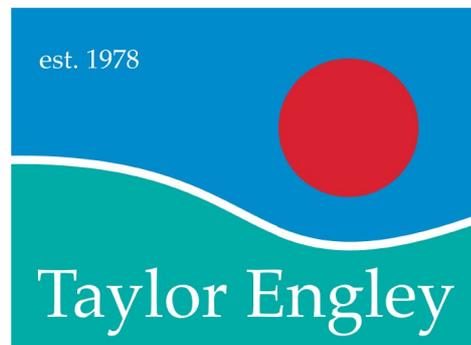


Valuers, Land & Estate Agents
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Fax: (01323) 722226

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www.taylor-engley.co.uk



157 Ashford Road, Eastbourne, BN21 3UA
£1,200 PCM

TAYLOR ENGLE are delighted to offer **TO LET** this **TWO BEDROOMED TERRACED HOUSE** with gated garden to rear. The property offers living room, kitchen with electric oven and hob, downstairs cloakroom, two bedrooms and a shower room. The property is conveniently located being within walking distance of Eastbourne's town centre amenities and mainline railway station. Eastbourne's prestigious seafront is also within walking distance.



*** TWO BEDROOMED TERRACED HOUSE * LIVING ROOM * KITCHEN * DOWNSTAIRS
CLOAKROOM * TWO BEDROOMS * SHOWER ROOM * WITHIN WALKING DISTANCE OF TOWN
CENTRE AMENITIES AND MAINLINE RAILWAY STATION * CLOSE TO EASTBOURNE'S SEAFRONT ***



The accommodation

Comprises:

Front door opening to:

Entrance Area

Living Room

11'6" x 9'11" (3.53 x 3.04)

Window to front, wooden flooring, radiator, understairs cupboard.

Kitchen

9'9" x 5'4" (2.99 x 1.63)

Range of eye and base level units with wooden work top surfaces, inset sink unit with mixer tap. electric oven and hob, extractor fan.

Dining Room

9'10" x 8'4" (3.01 x 2.55)

Fire place, wooden flooring, radiator, window to rear.

Downstairs Cloakroom

5'0" x 4'1" (1.54 x 1.25)

Low level wc. boiler, plumbing for washing machine and dishwasher.

Stairs rising from entrance area to:

First Floor Landing

Bedroom 1

11'10" x 9'7" (3.62 x 2.94)

Fireplace, carpet, radiator, window to front.

Bedroom 2

9'9" x 8'5" (2.98 x 2.59)

Fireplace, carpet, window to rear.

Shower Room

6'5" x 5'2" (1.96 x 1.59)

Double shower with shower screen, wash hand basin, heated ladder style radiator, low level wc, lino flooring, window to rear.

Outside

Rear Garden

With gated access.

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 ENGLELEY.

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-engleley.co.uk.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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.