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**Taylor Engley**



**Flat 4 20, Upperton Gardens, Eastbourne, East Sussex, BN21 2AH**

**£825 PCM**

**AVAILABLE TO RENT - THIS ONE BEDROOMED HALL FLOOR FLAT, located in the popular Upperton area of Eastbourne. Comprising entrance hall, lounge/dining room, kitchen, bedroom and bathroom. The property benefits from an entry phone system, re-decorated throughout, electric heating and double glazed windows.**



**Eastbourne's railway station and town centre with its comprehensive shopping facilities can be found less than a quarter of a mile distant.**

**\* COMMUNAL ENTRANCE HALL \* HALL \* LIVING/DINING ROOM \* KITCHEN \* BEDROOM \* BATHROOM \* ELECTRIC HEATING \* DOUBLE GLAZED WINDOWS \* SECURITY ENTRY PHONE SYSTEM \* RE-DECORATED THROUGHOUT \***

## **The accommodation**

Comprises:

Communal front door opening to:

### **Communal Entrance Hall**

Private front door opening to:

### **Hall**

15'8" x 3'6" (4.79 x 1.09)

Security entry phone system, laminate flooring, storage cupboard housing water tank and shelving.

### **Living/Dining Room**

3.98 x 3.2 (0.91m.29.87m x 0.91m.0.61m)

Laminate flooring, serving hatch through to kitchen, electric radiator, window to rear.

### **Kitchen**

7'4" x 7'0" (2.24 x 2.14)

Range of eye and base level units, serving hatch to Living/dining room, plumbing for washing machine, electric hob with oven below, sink unit with drainer, laminate flooring.

### **Bedroom**

13'0" x 10'5" (3.98 x 3.2)

Electric radiator, window to rear.

### **Bathroom**

8'5" x 5'8" (2.58 x 1.74)

Low level wc, wash basin, mirrored cabinet, bath with electric shower above, window to side.

### **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](http://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 ENGLELY.

### **REFERENCES AND HOLDING PAYMENTS**

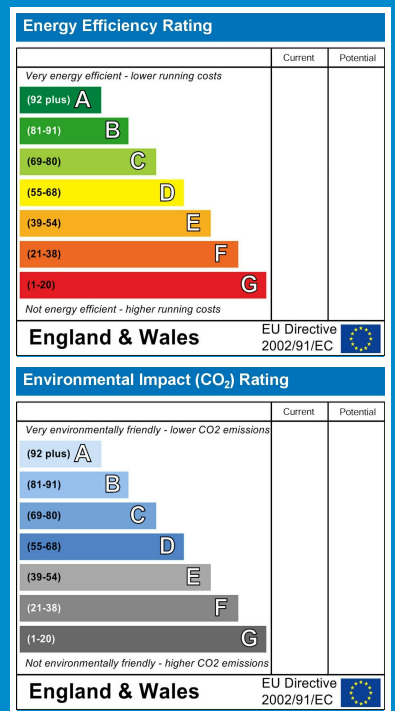
\* IMPORTANT \* Please be advised that we will require a holding payment to the equivalent of one weeks rent prior to starting referencing. This will be held until the date of move in and will then be deducted from your final rent amount.

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](mailto: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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