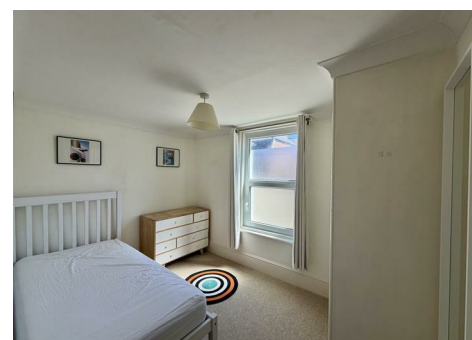
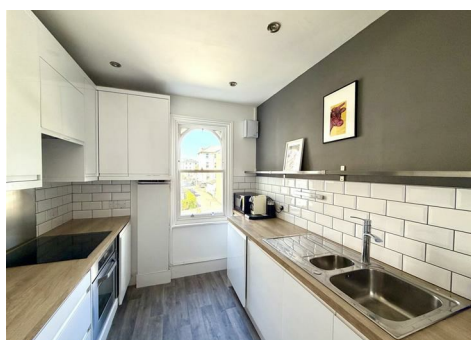
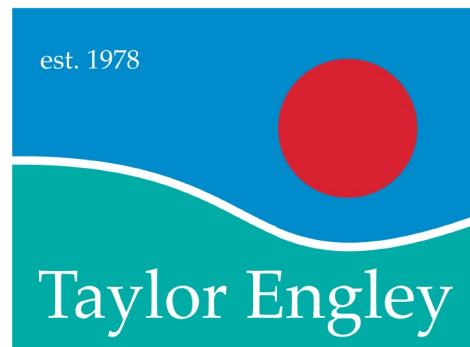


**Valuers, Land & Estate Agents**  
6 Cornfield Road  
Eastbourne  
East Sussex BN21 4PJ

Tel: (01323) 722222  
Fax: (01323) 722226

[eastbourne@taylor-engley.co.uk](mailto:eastbourne@taylor-engley.co.uk)  
[www.taylor-engley.co.uk](http://www.taylor-engley.co.uk)



**Flat B, 40 Lushington Road, Eastbourne, BN21 4LL**  
**£1,200 Per Month**

**Taylor Engley are delighted to offer to rent this TWO BEDROOMED FIRST FLOOR APARTMENT located in the favoured Lower Meads area in this attractive tree lined Road. The accommodation comprises hall, living room, modern kitchen, two bedrooms and bathroom.**



**This apartment occupies a most convenient central location being within level walking distance of town centre amenities, mainline railway station, theatres and seafront.**

**\* FIRST FLOOR APARTMENT \* HALL \* LIVING ROOM \* KITCHEN \* TWO BEDROOMS \* BATHROOM**

**\***

## **The accommodation**

Comprises:

Communal front door with further door leading to stairs leading to:

### **First Floor Landing**

Private front door opening to:

### **Hall**

Carpet.

### **Living Room**

14'1" x 10'2" (4.3 x 3.1)

Window to front, radiator, carpet.

### **Modern Kitchen**

10'3" x 7'6" (3.13 x 2.3)

Range of eye and base level units with work surface and sink unit with tiled splash back, electric oven and hob, laminate flooring, integrated washing machine fridge freezer and dishwasher.

### **Bedroom 1**

13'3" x 10'5" (4.05 x 3.2)

Carpet, window to rear, radiator, built-in double wardrobe.

5 steps leading to:

### **Bedroom 2**

10'5" x 7'10" (3.2 x 2.4)

Built-in wardrobe, window to rear, carpet, radiator.

### **Bathroom**

6'6" x 5'7" (2 x 1.72)

Bath with shower over, wash basin with cupboards under, tiled floor, low level wc, radiator.

## **COUNCIL TAX BAND:**

Council Tax Band - 'B' 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**

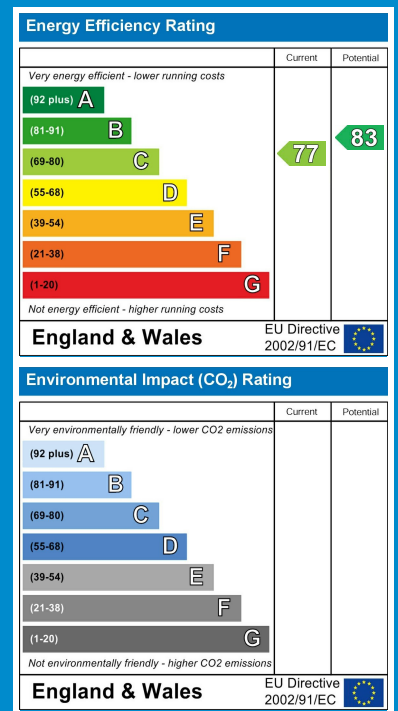
\* IMPORTANT \* Please be advised that we will require a holding payment to the equivalent of one weeks rent prior to starting referencing. This will be held until the date of move in and will then be deducted from your final rent amount.

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.

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.