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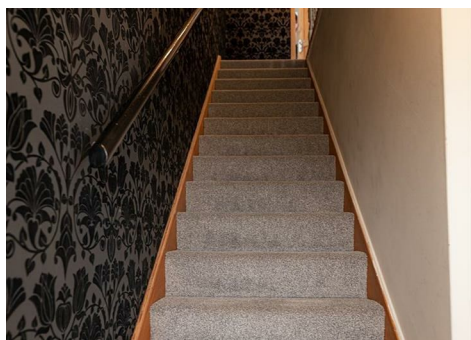
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est. 1978



Taylor Engley



Blossom Walk, Hailsham, East Sussex, BN27 1TT

£1,100 Per Month

Available mid December is this immaculately presented and modern two bedroom end of terrace house with gas central heating, double glazing, conservatory, mature gardens front and back and situated in the sought after Harmers Hay area. The house has been decorated to a high standard, porch and high quality flooring throughout. The property has an L shape living/dining room leading to a conservatory. The bathroom has recently has new fittings and tiling, the kitchen is in good condition, plenty of cupboards and has electric oven, gas hob and slimline dishwasher. EPC- D.



*** AVAILABLE MID DECEMBER * TWO DOUBLE BEDROOMS * CONSERVATORY * GARDEN * GARAGE * WELL DECORATED THROUGHOUT ***



The accommodation

Comprises:

Front Door

Double glazed, UPVC leading to new porch, wireless doorbell, new waterproof oak effect laminate flooring.

Entrance Hall

Two coat racks and a key rack, doorbell, waterproof oak effect laminate flooring, lighting, radiator, leading to:

Living/Dining Room

23'02 x 12'06 (7.06m x 3.81m)

Waterproof oak effect laminate flooring throughout, large window to front, ornate fire place with log effect electric fire, built-in bookshelf, generous cupboard under stairs, lighting, sliding door leading to:

Kitchen

13' x 7'04 (3.96m x 2.24m)

Base and eye level cupboards, window and single door to rear, waterproof oak effect laminate flooring, electric oven, slimline dishwasher, cooker hood, space for washing machine, space for condenser tumble drier, space for fridge, space for freezer, gas hob with wok burner and stainless steel sink.

Conservatory

9'6 x 9'10 (2.90m x 3.00m)

Victorian style, floor to ceiling glass, radiator, new vintage style lights, tiled floor, door leading to garden.

Upstairs Hall

Carpet, decorative banister, thermostat, bespoke built-in bookcase for additional storage, lighting.

Bedroom One

16'9 x 10'07 (5.11m x 3.23m)

Large bright bedroom with two large windows to front and bright dressing area with spotlights, carpet, two radiators, dimmer switch, lighting, large L shape built-in wardrobes with contemporary shaker style doors and full length mirror door, double hanging rails and in wardrobe lighting.

Bedroom Two

10'01 x 9' (3.07m x 2.74m)

Window to rear overlooking quiet Fern Green service road, radiator, carpet, two double built in wardrobes and cupboards, dimmer switch, lighting.

Bathroom

7'05 x 5 (2.26m x 1.52m)

Bath with mixer tap, shower screen, electric shower over, WC, basin, contemporary tiled walls and floor, heated chrome towel radiator, bathroom cabinet and mirror.

Garden

Patio and lawn with mature planting, garden tap, retractable washing line, side pathway to single gate leading to the front garden, double rear gate leading to Fern Green Service Road and the garage. Garden waste collection bin is included. Trellis with pull out privacy screening for the bins

Garage

Private garage in block.

COUNCIL TAX BAND:

Council Tax Band - 'B' Wealden District Council

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.

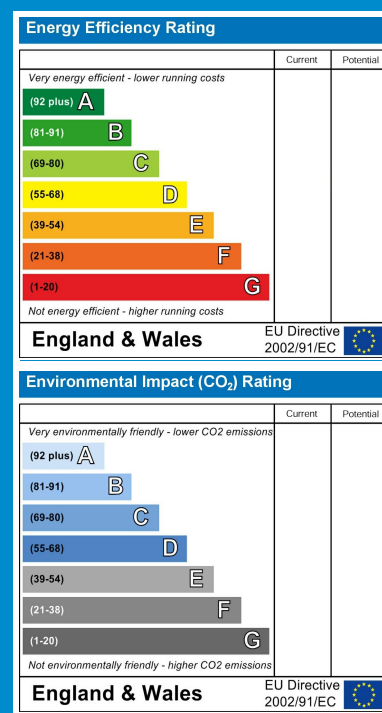
REFERENCING AND HOLDING PAYMENTS

* 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 440000 or email lettings@taylor-englely.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.

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