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Taylor Engley



12 Anderida Road, Lower Willingdon, Eastbourne, East Sussex, BN22 0PT

£1,550 PCM

Available to let - this MODERNISED THREE BEDROOMED SEMI-DETACHED HOUSE WITH OFF ROAD PARKING FOR THREE VEHICLES, located in the sought after Lower Willingdon area of Eastbourne. The property comprises entrance hall, living room, kitchen with dining area, conservatory, three bedrooms, bathroom, off road parking for three vehicles and garden to rear.

Local shopping facilities can be found across the road at Freshwater Square, whilst comprehensive shopping facilities and a mainline railway station can be found in Eastbourne town centre approximately four miles distant.

*** SEMI-DETACHED HOUSE * LIVING ROOM * DINING AREA * KITCHEN * CONSERVATORY * THREE BEDROOMS * BATHROOM * GARDENS * OFF ROAD PARKING FOR THREE VEHICLES * CLOSE PROXIMITY TO LOCAL SHOPS ***

The accommodation

Comprises:

Front door opening to:

Entrance Hall

Radiator, wood flooring.

Living Room

Bay window to front, radiator, Fire place surround, wood flooring, understairs storage cupboard housing boiler.

Dining Area

Radiator, wood flooring, window to rear. Archway to:

Kitchen

Selection of grey eye and base level units with wood work surface and inset sink unit, electric oven and gas hob, tiled walls, wood flooring, window to rear. Door opening to:

Conservatory

Full width conservatory having laminate flooring, radiator, door opening to garden.

Stairs rising to:

First Floor Landing

Bedroom 1

Window to rear, full width wardrobe cupboard, cupboard with shelving, carpet. Airing cupboard with shelving and water tank.

Bedroom 2

Window to front, carpet.

Bedroom 3

Window to front, carpet.

Bathroom

Bath with electric shower unit over, tiled floor, laminate flooring, low level wc, wash hand basin, towel rail/radiator, mirror fronted cupboard with shelving, window to rear.

Rear Garden

Astro turf, patio area, fencing.

Driveway Parking

for approximately three vehicles.

Front Garden

Area of lawn and slate area.

COUNCIL TAX BAND:

Council Tax Band - 'D' Wealden District 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 ENGLEY.

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.

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

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