

Valuers, Land & Estate Agents

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Eastbourne
East Sussex BN21 4PJ

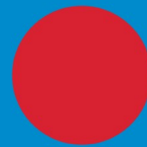
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Taylor Engley



8 Withyham Close, Hampden Park, Eastbourne, East Sussex, BN22 9ET
£1,275 PCM

TAYLOR ENGLE Y are delighted to offer FOR RENT - this THREE BEDROOMED END OF TERRACED HOUSE, located in the popular Hampden Park area of Eastbourne. The property comprises entrance hall, living/dining room, kitchen, three bedrooms, bathroom and gardens. EPC=D



Located in the Hampden Park area being within walking distance of local shops at Hampden Park/Brassey Parade and Hampden Park's mainline railway station. Eastbourne town centre with its comprehensive shopping facilities, mainline railway station, theatres and seafront is approximately four miles distant.

*** THREE BEDROOMED END OF TERRACED HOUSE * LIVING/DINING ROOM * KITCHEN *
BATHROOM * GARDENS ***



The accommodation

Comprises:

Front door opening to:

Entrance Hall

Laminate flooring, radiator.

Living/Dining Room

New carpet, window to front, radiator, electric fire, window to rear door providing access to rear garden.`

Kitchen

Selection of eye and base level units with new work surfaces, sink unit with tap, electric oven, electric hob, space for washing machine , laminate flooring, window to rear, understairs cupboard housing boiler.

Stairs rising to:

First Floor Landing

Bedroom 1

Window to front, carpet, built-in single wardrobe, radiator, airing with shelving.

Bedroom 2

Window to rear, carpet, radiator, built-in single wardrobe.

Bedroom 3

New carpet, window to front, radiator.

Bathroom

Laminate flooring, window to rear, low level wc, wash hand basin, bath with shower over, radiator.

Rear Garden

Having area of lawn, paved area, shed.

Front Garden

Pathway to front door, lawn with shrubs and bushes.

COUNCIL TAX BAND:

Council Tax Band - 'C' 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 ANAD 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.