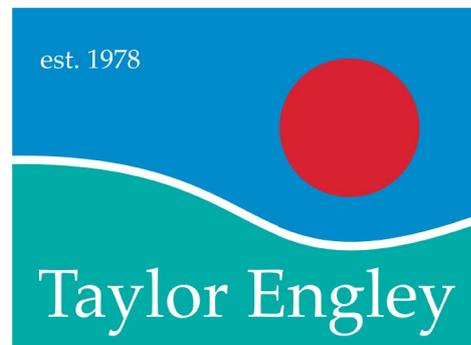


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1 Magnolia Walk, Eastbourne, East Sussex, BN22 0SR
£1,400 PCM

Taylor Engley are delighted to offer TO RENT this delightful TWO BEDROOMED DETACHED BUNGALOW, located on a corner plot in the popular Willingdon Trees/Hampden Park area of Eastbourne. The property is in excellent condition having just had extensive works including, new fitted kitchen and bathroom, redecorated and recarpeted throughout. The bungalow also benefits form double glazed windows, gas fired central heating, living room, kitchen, two bedrooms, bathroom, garage and a parking space.



Eastbourne town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately four miles distant. Mainline railway stations can also be found at Hampden Park and at Polegate.

*** DETACHED BUNGALOW * TWO BEDROOMS * CORNER PLOT GARDENS * NEWLY DECORATED *
NEWLY FITTED CARPETS * KITCHEN * LIVING ROOM * BATHROOM * CAR PARKING SPACE *
GARAGE * GAS FIRED CENTRAL HEATING * DOUBLE GLAZED WINDOWS ***



The accommodation

Comprises:

Entrance Hall/porch area

15'0" x 6'3" (4.58 x 1.91)

Wooden floor, shelving, rear door, electric.

Hall

Carpet, radiator.

Living Rom

17'10" x 10'11" (5.45 x 3.35)

Window to front, radiator, carpet.

Kitchen

10'5" x 8'5" (3.2 x 2.59)

Wood flooring, electric oven and hob, work top surfaces with inset sink unit, plumbing for washing machine, tiled walls, range of white fronted units, large storage cupboard, long radiator, window to rear.

Bedroom 1

12'11" x 10'11" (3.96 x 3.35)

Radiator, carpet, window to rear.

Bedroom 2

10'7" x 8'6" (3.25 x 2.61)

Radiator, carpet, window to front.

Bathroom

9'2" x 6'3" (2.8 x 1.91)

White suite comprising bath with shower over, low level wc, wash basin, tiled walls, heated towel rail, mirrored cupboard, sheeting, window to side.

Corner Plot Gardens

Lawned garden to front, pathway to front door, plants - wraps around to rear garden being paved, selection of shrubs and bushes.

Garage

Single garage to rear.

Car Parking Space

Located at the rear.

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 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.



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.