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est. 1978

Taylor Engley

<u>18 South View Upperton Road, Eastbourne, East Sussex, BN21 1LG</u>
<u>£1,000 PCM</u>

One double bedroom flat, located on the 8th floor. On entering the building you can either take the lift or the stairs up to the flat. Inside the flat you will find one double bedroom, a large living/dining room, fully fitted kitchen with all appliances and a bathroom with a shower over the bath. There is a lockable allocated storage room downstairs and also a garage. Please be advised the balconies are currently NOT IN USE. EPC = C. Council Tax Band = A.

The accommodation comprises:

Entrance hall
11'0" x 4'7" (3.36 x 1.40)
Carpet, electric radiator, entry phone.

Bedroom
12'0" x 13'7" (3.67 x 4.15)
Carpet, UPVC double glazed window unit to front elevation, roller blind

Living room
13'1" x 14'11" (4.01 x 4.57)
Carpet, electric radiator, UPVC balcony door unit to front elevation overlooking the South Downs and views onto the English Channel. PLEASE BE ADVISED THAT THE BALCONY IS CURRENTLY OUT OF USE AND THEREFORE NOT ACCESIBLE.

Kitchen
14'6" x 6'11" (4.42 x 2.13)
Wood effect laminate flooring, beige wall and base units, built in under counter fridge, built in under counter freezer, 4 ring electric hob, 2 x electric ovens, one with grill., slim line dishwasher, integrated 7kg washing machine, window to rear elevation.

Bathroom
5'6" x 4'9" (1.68 x 1.45)
Wood effect laminate flooring, chrome heated towel rail, white bathroom suite with WC, pedestal wash hand basin, bath with shower over.

Outside
Garage in block on-site

COUNCIL TAX BAND
This property is currently rated by Eastbourne Borough Council at Band (A).

BROADBAND AND MOBILE PHONE CHECKER
For broadband and mobile phone information, please see the following website: www.checker.ofcom.org.uk

MEASUREMENT DISCLAIMER
NB. For clarification, we wish to inform prospective tenants that we have prepared these particulars & floor plans as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets and furnishings.

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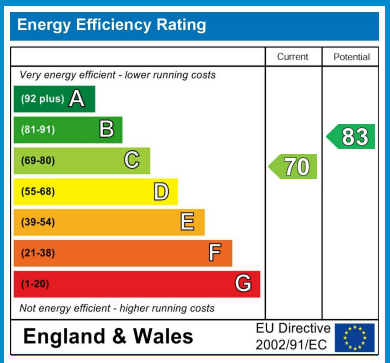
Taylor Engley is a trading name of Taylor Engley Limited, registered office Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex BN21 3XE, company number 5477238, registered in England and Wales.

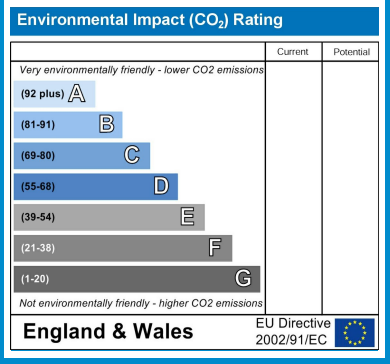
VIEWING INFORMATION
To view a property please contact TAYLOR ENGLEY for an appointment. Our opening hours are Monday to Friday 8:45am - 5:45pm and Saturday 9am - 5:30pm.

REFERENCES & 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.





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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