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est. 1978

Taylor Engley

<u>10 Spelt Avenue, Westham, Pevensey, East Sussex, BN24 5EE</u>
<u>£1,300 PCM</u>

Available to rent - THIS TWO BEDROOMED SEMI-DETACHED HOUSE located in the popular Stone Cross area. The property benefits from two car parking spaces with electric car charger. The property comprises entrance hall, living room, downstairs cloakroom, kitchen/diner, two bedrooms and a bathroom. EPC=B

The property is located in the favoured Stone Cross area being approximately one mile distant from Pevensey and Westham village and Pevensey and Westham mainline railway station. The Langney Shopping Centre is approximately one and a half miles distant whilst Eastbourne's town centre which offers a range of comprehensive shopping facilities, mainline railway station, theatres and seafront is approximately five miles distant.

*** SEMI-DETACHED HOUSE * TWO BEDROOMS * TWO PARKING SPACES * ELECTRIC CAR CHARGER * CLOAKROOM * LIVING ROOM * KITCHEN/DINER * BATHROOM ***

The accommodation
Comprises:

Front door opening to:

Entrance Hall
Radiator, lino flooring, cupboard housing fuse board, space for shoes and coats.

Living Room
Window to front, fitted blinds, radiator, carpet, understairs storage.

Cloakroom
Low level wc, wash hand basin, radiator, lino flooring.

Kitchen/Diner
Range of cupboards and drawers, work top with inset sink unit, electric oven with gas hob over, integrated dishwasher, integrated washing machine, integrated fridge freezer, space for table and chairs, radiator, lino flooring, window to rear.

Double doors leading onto garden.

Stairs rising to:

First Floor Landing
Radiator, carpet.

Bedroom 1
Window to rear, two built-in double wardrobes with dressing table and drawer, radiator, carpet.

Bedroom 2
Window to front, large cupboard, radiator, carpet.

Bathroom
Low level wc, wash hand basin, bath with shower over, shower screen, wall cupboard, lino flooring, radiator.

Outside

Garden
Patio area, area of lawn, fencing to sides and rear.

Driveway
Parking for two vehicles, paving slabs, borders, electric car charging point.

N.B
The property has solar panels

COUNCIL TAX BAND:
Council Tax Band - 'C' Wealden District Council.

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

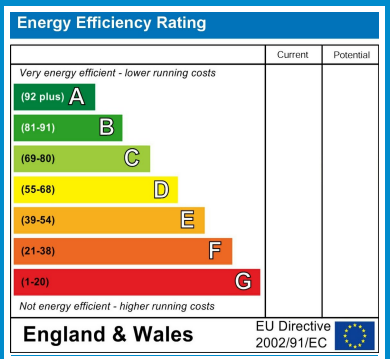
FOR CLARIFICATION:
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

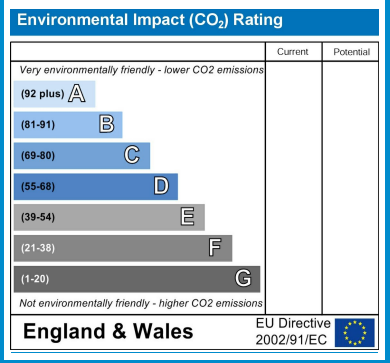
VIEWING ARRANGEMENTS:
All appointments are to be made through TAYLOR ENGLEY.

REFERENCES ADN 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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