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Taylor Engley



52 Sunflower Lane, Polegate, East Sussex, BN26 6FD

£1,550 PCM

AVAILABLE IMMEDIATELY UNFURNISHED. This **THREE BEDROOMED END OF TERRACED HOUSE** forming part of the 'Bluebells' development, is located on the outskirts of Polegate. The house comprises of an open plan Kitchen/Living room. The kitchen comprises of a number of wall and base units, integral fridge freezer, integral slimline dishwasher, integral washing machine, electric oven and induction hob. Living room leads out to the garden which is mainly laid to lawn but benefits from a patio, 2 garden sheds and gate leading out to the rear of the property. There is a downstairs cloakroom with chrome towel rail, wall hung basin and w/c. There is a study/fourth bedroom on the ground floor with window overlooking the front of the property. Stairs leading to: Master bedroom which has built in storage and a En-Suite shower room with shower, basin and w/c. Bedroom 2 also has built in storage and has a Juliette balcony. Bed 3 is a double. Bathroom with shower over bath, basin and w/c. The property benefits from GCH, sealed unit double glazing, and 2 allocated car parking spaces to the front of the property. EPC - B, Council Tax Band - D.



The popular 'Bluebells' development is situated on the outskirts of Polegate being approximately one and a half miles distance from Polegate's mainline railway station and high street shopping facilities. Bus services pass along the nearby Dittons Road where a local Lidl store can also be found. Eastbourne's town centre is approximately five and a half miles distance offering a comprehensive range of shopping facilities, mainline railway station, theatres and seafront.

*** POPULAR 'BLUEBELLS' DEVELOPMENT ON THE OUTSKIRTS OF POLEGATE * SPACIOUS OPEN PLAN LIVING ROOM/KITCHEN * STUDY * THREE BEDROOMS - ONE WITH EN-SUITE * FAMILY BATHROOM * TWO ALLOCATED CAR PARKING SPACES * GARDEN TO REAR WITH SPACIOUS PATIO AREA ***



The accommodation

Comprises:

Front door opening to:

Entrance Hall

Engineered oak flooring, central heating thermostat.

Cloakroom

Wall mounted wash hand basin with mixer tap, wc with concealed cistern, chrome effect heated towel rail, engineered oak flooring, window to front.

Study/ Bedroom 4

6'11 x 6'7 (2.11m x 2.01m)

Engineered oak flooring, central heating thermostat, outlook to front.

Living Room/Kitchen

20'6 x 17'3 max (6.25m x 5.26m max)
(17'3 max reducing to 14'3)

Maximum overall measurements provided.

Fitted Kitchen Area

Comprises single drainer one and a half bowl stainless steel sink unit with mixer tap set into work surface with upstand, range of base units, wall mounted cupboards with under cupboard lighting, integrated Hoover washing machine, Baumatic slimline dishwasher, Baumatic electric oven, Baumatic induction hob with extractor fan over, Bosch fridge/freezer.

Living Room Area

Having patio door opening to rear garden and window to side, central heating thermostat, understairs storage cupboard housing consumer unit, engineered oak flooring, downlighters.

Stairs rising to:

First Floor Landing

Linen cupboard housing gas fired boiler and having light, central heating thermostat.

Principal Bedroom

9'8 x 9'6 (2.95m x 2.90m)

(9'8 extending to 12'1 max into door recess)

Double built-in wardrobe cupboard, radiator, outlook to rear.

En-Suite Shower Room

Spacious shower cubicle, wall mounted wash hand basin, wc with concealed cistern, chrome effect heated towel rail, recess with shaver point and inset lighting.

Bedroom 2

10'1 x 10 (3.07m x 3.05m)

Double built-in wardrobe cupboard, radiator, double doors opening to front to Juliette balcony.

Bedroom 3

9'1 x 7'4 (2.77m x 2.24m)

Radiator, outlook to rear.

Family bathroom

Bath with shower over, hand held shower, shower screen, wall mounted wash hand basin, low level wc with concealed cistern, chrome effect heated towel rail, window recess with inset lighting, shaver point.

Outside

Off Road Parking

Two off road car parking spaces to front.

Rear Garden

Having full width patio to immediate rear leading on to area of lawn, two timber sheds, outside tap.

COUNCIL TAX BAND:

Council Tax Band - 'D' Wealden District Council.

FOR CLARIFICATION:

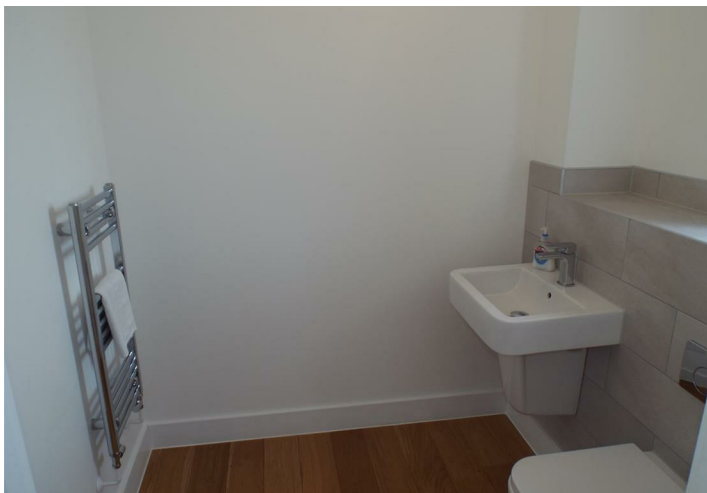
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

REFERENCES & DEPOSITS

* 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.

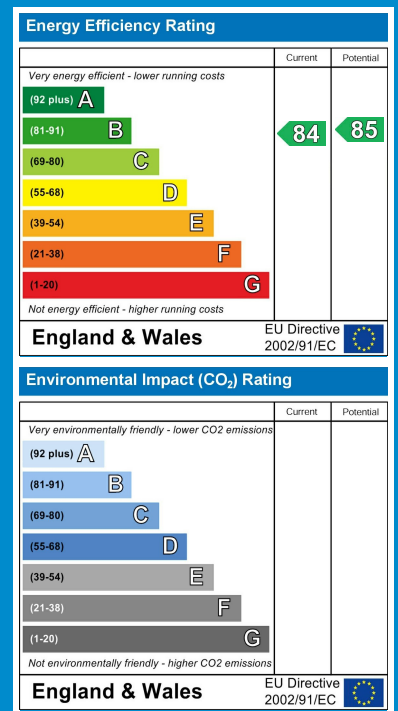
If you decide not to proceed with the tenancy, provide false or misleading information, fail a right to rent check or fail to take reasonable steps to enter into a tenancy agreement, then we will retain the holding payment to cover costs incurred.

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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