

Valuers, Land & Estate Agents

6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

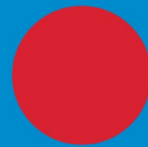
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Taylor Engley



Flat 1, Henley House 8, Devonshire Place, Eastbourne, East Sussex, BN21 4AF
£1,500 PCM

AVAILABLE TO LET - this THREE BEDROOMED LOWER GROUND FLOOR FLAT WITH PRIVATE ENTRANCE AND PRIVATE GARDEN AREA, located in the desirable Devonshire Place area of Eastbourne being within close proximity to the seafront, with mainline railway station and shopping facilities. The property comprises hall, dining hall, living room, kitchen, three bedrooms, bathroom, separate wc, private garden area, communal gardens to rear.



The apartment is within walking distance of the seafront, Eastbourne's mainline railway station, The Beacon and theatres.

*** PRIVATE ENTRANCE * HALL * DINING HALL * LIVING ROOM * KITCHEN * THREE BEDROOMS * BATHROOM * SEPARATE WC * PRIVATE GARDEN AREA * COMMUNAL GARDENS ***



The accommodation

Comprises:

Steps down leading to:

Private Entrance

Private front door opening to:

Hall

Carpet, leading to:

Dining Hall

Housing dining table and chairs, four large storage cupboards, windows to side.

Kitchen

13'5" x 8'11" (4.11 x 2.72)

Range of cupboards and drawers, work top surface with inset sink and drainer with tiled splashback, integrated fridge, washing machine and dishwasher, built-in microwave, oven, wine cooler, wood effect tiled, two storage cupboards, window to rear.

Living Room

20'3" x 20'1" (6.19 x 6.13)

Window to front, radiator, carpet, ornate fireplace.

Bedroom 1

20'11" x 12'5" (6.4 x 3.8)

Large built-in wardrobes, two radiators, carpet, window to rear.

Bedroom 2

17'4" x 7'10" (5.3 x 2.4)

Carpet, radiator, window to rear.

Bedroom 3

11'8" x 7'3" (3.58 x 2.22)

Carpet, radiator, window to front.

Bathroom

9'3" x 7'7" (2.82 x 2.33)

Tiled floor, bath with shower above, separate double shower cubicle, floating basin, low level wc, tiled walls, window to side.

Separate Wc

Low level wc, basin with cupboard, window to side.

Outside

Private Garden Area

Paved area, bedding, small pond, shed.

Communal Gardens

Located to the rear of the building.

COUNCIL TAX BAND:

Council Tax Band - 'D' 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 ENGLEY.

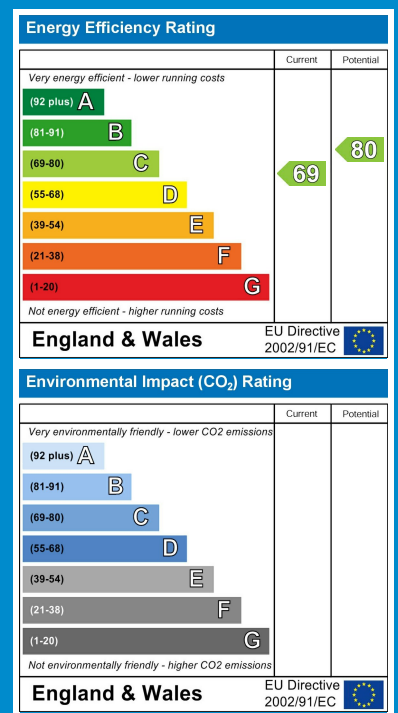
REFERENCES ANAD HOLDING PAYMENTS

* 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-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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