

Valuers, Land & Estate Agents

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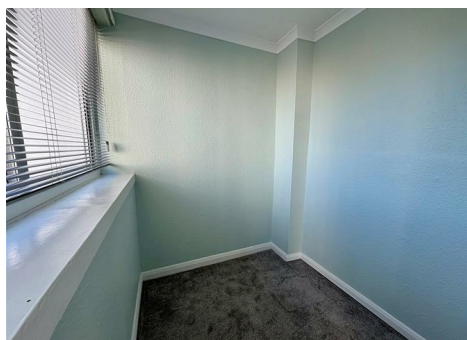
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Taylor Engley



5 Arya Court 1 South Cliff, Meads, Eastbourne, East Sussex, BN20 7AE
£1,100 PCM

Nestled in the charming area of South Cliff on Eastbourne's seafront, A delightful TWO BEDROOM SECOND FLOOR APARTMENT offering a perfect blend of comfort and coastal living. As you enter, you are welcomed into a spacious lounge featuring a large bay window that floods the room with natural light and provides stunning sea views, creating an inviting atmosphere for relaxation or entertaining guests and study area. The fitted kitchen is both practical and stylish, providing ample storage and workspace for culinary enthusiasts. With its prime location, residents can enjoy the nearby amenities and the beautiful seafront, making this property an excellent choice for those seeking a vibrant lifestyle by the coast. EPC = D



The property is conveniently located within yards of Eastbourne's seafront with the Western Lawns and Promenade with shopping facilities close by at the rear of the Grand Hotel with Eastbourne's theatres being just a short walk away. Eastbourne's town centre with its mainline railway station and comprehensive shopping facilities is approximately half a mile distant.

*** TWO BEDROOMED APARTMENT * SECOND FLOOR * LOUNGE WITH SEA VIEWS * STUDY AREA * FITTED KITCHEN * BATHROOM * CLOSE TO SEAFRONT * APPROXIMATELY HALF A MILE DISTANT FROM TOWN CENTRE ***



The accommodation

Comprises:

Communal front door opening to:

Communal Entrance Hall

Lift and stairs rising to:

Second Floor

Private front door opening to:

Entrance Hall

Entry phone system, built-in cupboard, radiator, airing cupboard housing hot water cylinder.

Lounge

16'4 x 11'8 max (4.98m x 3.56m max)

Large double glazed bay window to front enjoying sea views, radiator. Archway to:

Study Area

6'3 x 5'5 (1.91m x 1.65m)

Double glazed window.

Kitchen

7'3 x 7'3 (2.21m x 2.21m)

Range of fitted base and eye level units with drawers, fridge freezer, built-in electric oven with gas hob and extractor fan over, sink unit, double glazed window, work surfaces, space and plumbing for washing machine and slimline dishwasher.

Bedroom 1

21'6 x 8'6 (6.55m x 2.59m)

Radiator, double glazed window.

Bedroom 2

9'8 x 7'8 (2.95m x 2.34m)

Radiator, double glazed window.

Bathroom

White suite comprising low level wc, wash hand basin, bath with mixer tap and shower attachment over, heated towel rail, double glazed window.

COUNCIL TAX BAND:

Council Tax Band B.

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 tenants that we have prepared these 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 ENGLELEY.

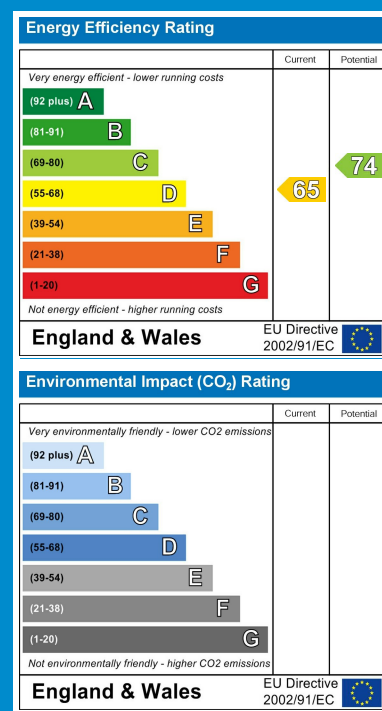
REFERENCING AND HOLDING PAYMENTS

*** 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 440000 or email lettings@taylor-engleley.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.

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.

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