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est. 1978



Taylor Engley



46 Heron Ridge, Polegate, East Sussex, BN26 5BJ

£1,400 Per Month

*****AVAILABLE NOW *** RE-DECORATED * RE-CARPETED * BRAND NEW KITCHEN ***

This delightful three-bedroom end of terraced house offers a perfect blend of modern living and convenience. The property has been thoughtfully redecorated and recarpeted offering a brand new kitchen and modern bathroom. The property offers good-sized garden and parking for one vehicle is conveniently located to the rear.



The property is within close proximity to local amenities and within easy access to shops, schools, recreational facilities and Polegate's mainline railway station is approximately half a mile distant. Eastbourne's town centre amenities and mainline railway station are approximately five miles distant.

*** THREE BEDROOMED END OF TERRACED HOUSE * BRAND NEW KITCHEN * RE-DECORATED * RE-CARPETED * MODERN BATHROOM * GARDEN * OFF ROA PARKING SPACE * CLOSE TO LOCAL AMENITIES AND MAINLINE RAILWAY STATION ***



Front door opening to:

Hall

Kitchen

9'11x6'09 (3.02mx2.06m)

Gas hob, electric oven, dishwasher, washing machine, stainless steel sink, radiator.

Living Room

13'04x15'11 (4.06mx4.85m)

Electric fire in fireplace, sliding doors to garden, radiator.

Bedroom One

11'02x9' (3.40mx2.74m)

Window to front, radiator, floor to ceiling cupboard, double built in wardrobe.

Bedroom Two

10'01x6'10 (3.07mx2.08m)

Window to rear, radiator.

Bedroom Three

10'01x6'02 (3.07mx1.88m)

Window to rear, radiator.

Bathroom

6'10x6'3 (2.08mx1.91m)

Aqualisa shower over bath with concertina shower screen, built in wall unit housing basin and WC. towel radiator.

Outside

Garden

Parking Space

For one vehicle to rear.

COUNCIL TAX BAND:

Council Tax Band - 'C' Eastbourne Borough Council

REFERENCES & DEPOSITS

* IMPORTANT * Please be advised that we will

require a holding deposit 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 deposit to cover costs incurred.

If you require further clarification on the above, please do not hesitate to contact us on 01323 440000 or email hailsham@taylor-engley.co.uk.

MEASUREMENT DISCLAIMER

NB. For clarification, we wish to inform prospective purchasers that we have prepared these sales 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.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk



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VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

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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