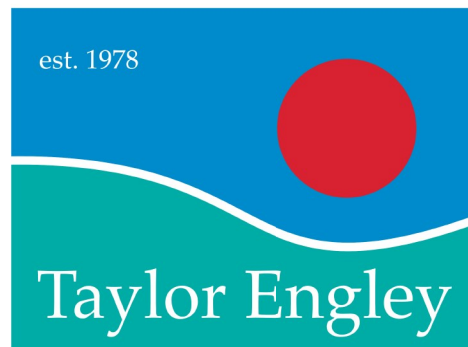


Valuers, Land & Estate Agents
6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222
Fax: (01323) 722226

eastbourne@taylor-engley.co.uk
www.taylor-engley.co.uk



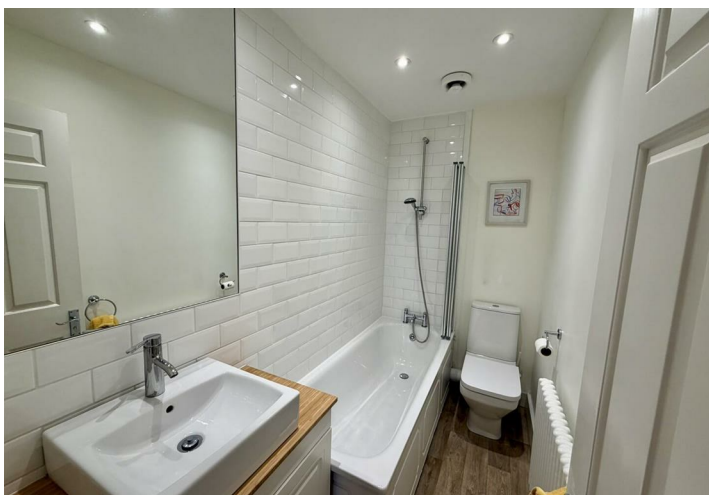
Flat A 40, Lushington Road, Eastbourne, East Sussex, BN21 4LL
£1,300 PCM

Taylor Engley are delighted to offer to rent this **TWO BEDROOMED TWO BATHROOMED GROUND FLOOR APARTMENT WITH PRIVATE AND ENCLOSED COURTYARD GARDEN AND PARKING SPACE BY SEPERATE NEGOTIATION**. Located in the favoured Lower Meads area in this attractive tree lined Road. The property comprises entrance hall, living room, kitchen, two bedrooms - one with en-suite wet room, bathroom and courtyard garden to rear.



This apartment occupies a most convenient central location being within level walking distance of town centre amenities, mainline railway station, theatres and seafront.

*** HALL * LIVING ROOM * KITCHEN * TWO BEDROOMS - ONE WITH EN-SUITE SHOWER ROOM * BATHROOM * COURTYARD GARDEN TO REAR ***



The accommodation

Comprises:

Communal Front door opening to:

Front door opening to:

Hall

Carpet.

Living Room

17'4" x 13'9" (5.3 x 4.2)

Window to front, fireplace, carpet, radiator, very high ceiling.

Kitchen

13'9" x 7'2" (4.2 x 2.2)

Tiled floor, eye and base level units with work top surface with sink unit, electric oven and hob, fridge freezer, dishwasher and washing machine, window overlooking courtyard garden, door to courtyard garden.

Bedroom 1

Built-in wardrobes, radiator, carpet, door opening to rear courtyard garden.

Bathroom

8'2" x 4'3" (2.5 x 1.3)

Bath with shower over, low level wc, wash basin with storage cupboard below, radiator, laminate flooring.

Storage Cupboard

Bedroom 2

10'9" x 7'6" (3.3 x 2.3)

Two windows to side, carpet, radiator.

En-suite Wet Room

9'2" x 3'11" (2.8 x 1.2)

Floor to ceiling ceramic tiling, low level wc, basin with cupboard under, shower, ladder style radiator, shaver point, window.

Courtyard Garden

Offering a private and enclosed space having decked flooring with a selection of shrubs and plants, space for table and chairs.

Parking Space

Situated to the rear, available by separate negotiation.

COUNCIL TAX BAND:

Council Tax Band - 'B' 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 ENGLELY.

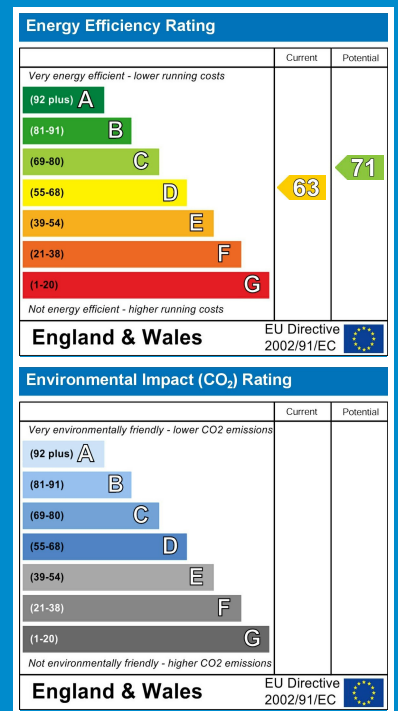
REFERENCES AND HOLDING PAYMENTS

* 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 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.

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.