

**Valuers, Land & Estate Agents**

6 Cornfield Road  
Eastbourne  
East Sussex BN21 4PJ

**Tel: (01323) 722222**

**Fax: (01323) 722226**

**[eastbourne@taylor-engley.co.uk](mailto:eastbourne@taylor-engley.co.uk)**

**[www.taylor-engley.co.uk](http://www.taylor-engley.co.uk)**

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**Taylor Engley**



**41 Moy Avenue, Roselands, Eastbourne, East Sussex, BN22 8UE**

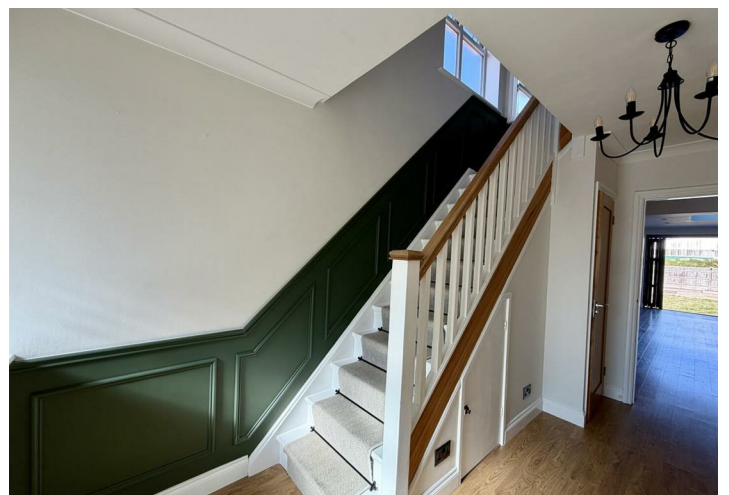
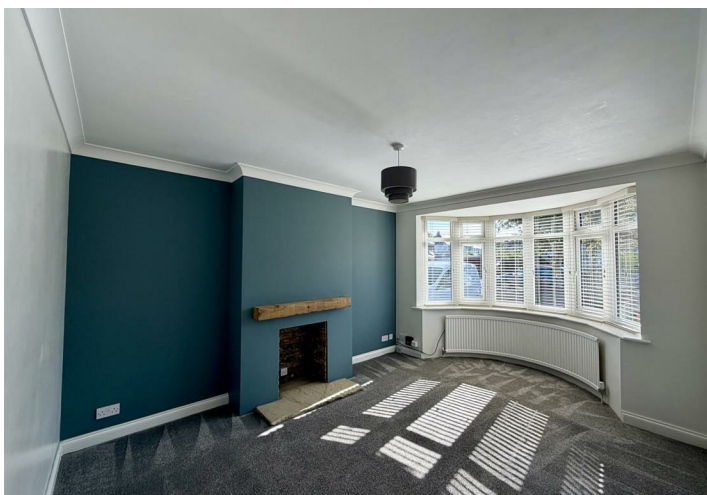
**£1,900 PCM**

**AVAILABLE TO RENT - this well presented THREE BEDROOMED SEMI DETACHED HOUSE located in the popular Roselands area of Eastbourne. This property is considered to be in excellent decorative order and offers ideal family accommodation with the benefit of gas fired central heating and double glazed windows. Features include open plan kitchen/dining room/sitting area with bi-fold doors opening onto rear garden, cloakroom, fitted kitchen, three bedrooms, bathroom, a rear garden and off road parking to front along with a garage with separate office space. Available now.**



**Eastbourne's town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately one and a half miles distant.**

**\* ENTRANCE HALL \* OPEN PLAN KITCHEN/DINING ROOM/SITTING AREA WITH BI-FOLD DOOR OPENING ONTO REAR GARDEN \* THREE BEDROOMS \* BATHROOM \* GARDEN \* OFF ROAD PARKING \* GARAGE WITH SEPARATE OFFICE SPACE \***



## The accommodation

Comprises:

Front door opening to:

### Entrance Hall

Wood flooring, radiator, understairs cupboard.

### Living Room

Carpet, radiator, fireplace, window to front, oak door.

### Cloakroom

Low level wc, basin, window to side.

### Open Plan Kitchen/Dining Room/Sitting Area

Wood flooring, range of eye and base level units with work surface and tiled splashback, island unit with inset sink and incorporating breakfast bar, new oven and hob, dishwasher, fridge and freezer, built-in washing machine, wine fridge, underfloor heating, skylight with blind, set up for wall mounted television, three radiators, dimmable spotlights, Bi-fold doors opening onto rear garden.

Stairs rising from entrance hall to:

### First Floor Landing

Loft hatch to roof space with fitted loft ladder.

### Bedroom 1

Bay window to front with wooden blinds, curved radiator, carpet, two large built-in wardrobes with drawers and baskets, oak door.

### Bedroom 2

Window to rear, radiator, carpet, basin with cupboard below, oak door.

### Bedroom 3

Window to rear, radiator, carpet, oak door.

### Bathroom

Bath with electric shower unit over, shower screen, tiled surround, lino flooring, large basin with storage below, storage cupboards, mirror light, large towel rail, roller blind, spotlights, oak door,

### Outside

### Garden

Patio area, area of lawn, further patio area to the rear, two

sheds, greenhouse, shrub borders, outside electric power points.

Access to office area.

### Office Area

Located at the rear of the garage, which has been partitioned off and having electric and two windows accessible via the rear garden.

### Garage

### Off Road Parking

To front.

### 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](http://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:

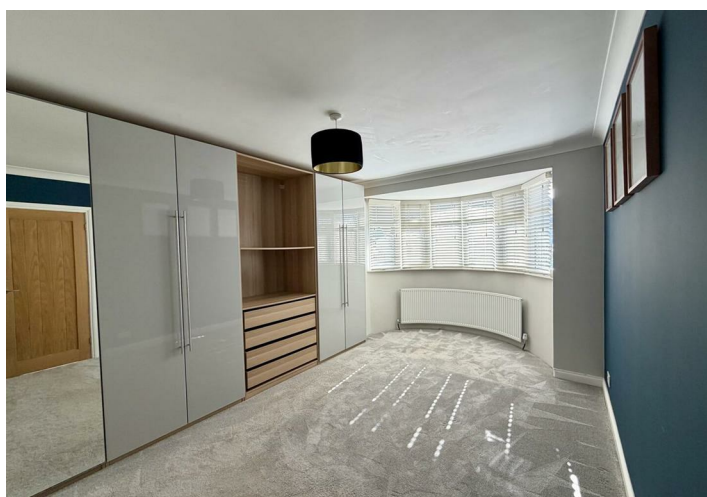
All appointments are to be made through TAYLOR ENGLELEY.

### 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-engleley.co.uk](mailto:lettings@taylor-engleley.co.uk).







| 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<br>2002/91/EC |

|                                                                 |  |                            |
|-----------------------------------------------------------------|--|----------------------------|
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  |                            |
|                                                                 |  |                            |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                            |
| England & Wales                                                 |  | EU Directive<br>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.

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