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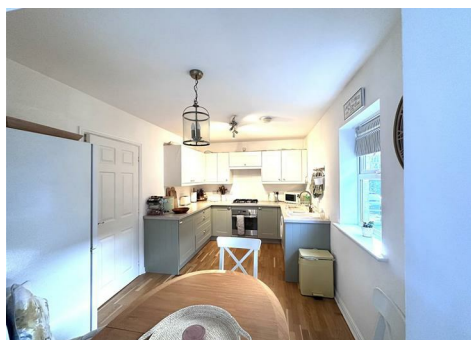
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**Taylor Engley**



**21 Buckle Gardens, Hellingly, Hailsham, BN27 4BN**

**£1,490 PCM**

**Taylor Engley are delighted to offer to let this FOUR BEDROOMED SEMI - DETACHED house offering a perfect blend of comfort and modern living having three well-proportioned bedrooms, spacious kitchen/diner, which provides an inviting area for both cooking and entertaining. The large master bedroom is a true highlight, featuring an en-suite bathroom that adds a touch of luxury and convenience to your daily routine. The property boasts parking for two cars, a valuable asset in today's busy world. Available now. ECP C.**



**Buckle Gardens is a peaceful location, offering a friendly community atmosphere while still being conveniently close to local amenities and transport links. This home presents an excellent opportunity for anyone looking to settle in a desirable area.**

**\* FOUR BEDROOM HOUSE \* PARKING FOR TWO CARS \* KITCHEN/DINING ROOM \* LARGE MASTER BEDROOM \* GREAT CONDITION THROUGHOUT \* LOW MAINTENANCE GARDEN \***



### Front Door Leading To Hallway

Wooden flooring, radiator, understairs storage cupboard.

### Cloakroom

WC, basin, wooden flooring

### Kitchen/Dining Room

17'5" x 9'2" (5.31 x 2.8)

Low and eye level units, gas hob, new electric oven, sink with drainer, windows to side and front, wooden flooring throughout.

### Living Room

16'2" x 11'3" (4.93 x 3.44)

Window to side, radiator, carpet, double doors leading to the garden.

### Stairs Leading To

### Bedroom Four/Study

6'11" x 6'9" (2.12 x 2.06)

Window to rear, carpet, radiator.

### Bedroom Two

4.07 x 2.78 (1.22m.2.13m x 0.61m.23.77m)

Windows to rear and side, carpet, radiator.

### Bedroom Three

12'5" x 9'0" (3.79 x 2.76)

Windows to front and side, carpet, radiator.

### Cupboard On Landing

Large cupboard with floor to ceiling shelving.

### Bathroom

6'9" x 5'10" (2.06 x 1.8)

Bath with shower over, WC, basin, radiator, wooden flooring, window to front.

### Stairs Leading To

### Bedroom One

21'7" x 12'6" (6.6 x 3.82)

Windows to front and rear, beautiful port hole window to side, radiators, carpet.

### En-Suite

9'6" x 8'7" (2.91 x 2.62)

Double shower, WC, Basin, window to rear, tiled flooring.

### Outside

### Garden

Lawn, decking and flower beds.

### Parking

There is parking for two cars outside the property.

### COUNCIL TAX BAND:

Council Tax Band - 'D' Wealden District Council.

### ENERGY EFFICIENCY RATING

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

### FOR CLARIFICATION

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.

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.

### VIEWING ARRANGEMENTS:

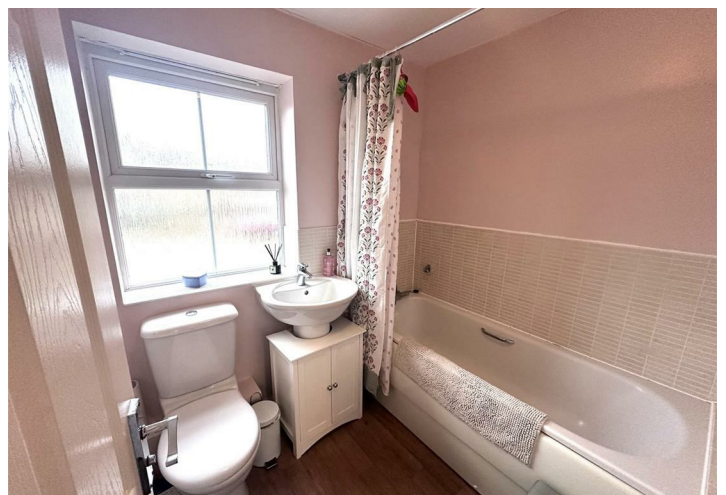
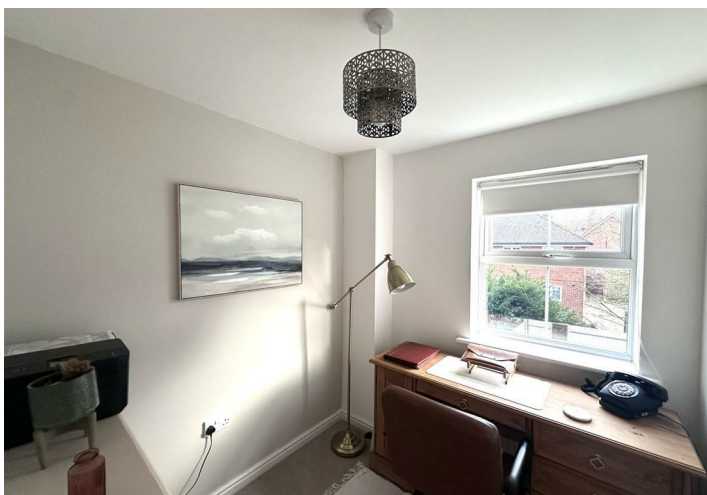
All appointments are to be made through TAYLOR ENGLEY.

### 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.

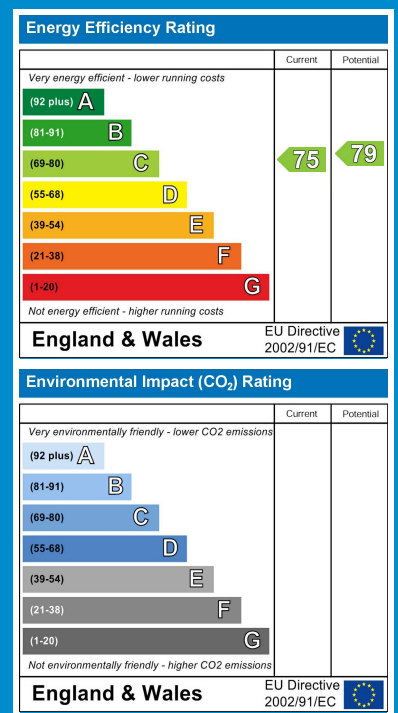
If you decide not to proceed with the tenancy, provide false or misleading information, fail a right to rent check or fail to take reasonable steps to enter into a tenancy agreement, then we will retain the holding payment to cover costs incurred.

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](mailto: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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**Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750**