

**Valuers, Land & Estate Agents**

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**Taylor Engley**



**10 The Lawns St. Marys Close, Willingdon, Eastbourne, East Sussex, BN22 0ND**

**£1,200 PCM**

**AVAILABLE TO LET - THIS TWO BEDROOMED APARTMENT** in the charming area of St. Mary's Close in Willingdon, Eastbourne. This delightful apartment offers a private entrance hall, lounge/dining room, balcony, two bedrooms and a bathroom and residents have access to a communal garden

**Please note there is NO allocated parking with this property and there is NO lift. Water rates are charged separately on a quarterly basis, this is invoiced directly to the Landlord via the Block Managing Agents and passed directly onto the Tenants. EPC = C.**



**\* Willingdon location \* Views of the Downs \* Views of the Communal Gardens \* First floor flat \* Two double bedrooms \* Balcony \* No allocated parking \***



The accommodation comprises:

### **COMMUNAL ENTRANCE HALL**

Stairs to:

### **FIRST FLOOR LANDING**

Front door to:

### **PRIVATE ENTRANCE HALL**

Fusebox, radiator, 2 storage cupboards, smoke alarm, telephone point, doors leading to all rooms.

### **LIVING/DINING ROOM**

19'3" x 12'2" (5.869 x 3.719)

Radiator, television point, double aspect, doors to:

### **BALCONY**

Overlooking the communal gardens with views to The Downs.

### **KITCHEN**

9'0" x 7'3" (2.74 x 2.21)

Fitted with a range of white high gloss cupboards and drawers, granite effect work surfaces, stainless steel sink unit with mixer tap, wall mounted Worcester boiler, window with outlook to front, built-in oven, gas hob with extractor hood over, space and plumbing for washing machine and space and plumbing for a dishwasher and freestanding Fridgemaster fridge/freezer.

### **BEDROOM 1**

14'11" x 9'11" (4.566 x 3.048)

(9'11" excluding door recess)

Radiator, window to front.

### **BEDROOM 2**

13'7" x 10'3" (4.152 x 3.138)

Radiator, view to rear.

### **BATHROOM**

White suite comprising, pedestal washbasin, paneled bath with mixer tap and shower attachment, low level w.c, chrome heated towel rail, radiator, part tiled walls, window to front.

### **COMMUNAL GARDENS**

Can be found to the rear of the property.

### **PARKING**

There is no allocated parking space with this property, parking is curbside to the front of the building on a first come basis.

### **WATER RATES**

Water rates are charged separately on a quarterly basis, this is invoiced directly to the Landlord via the Block Managing Agents and passed directly onto the Tenants.

### **DIRECTIONS**

From Eastbourne's railway station proceed in a north westerly direction along Upperton Road, continue along Upperton Road which merges to become Willingdon Road, at the Willingdon roundabout proceed straight ahead into Willingdon, at the traffic lights turn right into Huggetts Lane, turn right into St. Mary's Close, proceed into St. Mary's Close where The Lawns will be found on the right hand side.

### **COUNCIL TAX**

Council tax band 'B' Wealden District Council (this is not included within the rent).

### **MEASUREMENT DISCLAIMER**

NB. For clarification, we wish to inform prospective applicants 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. 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](http://www.checker.ofcom.org.uk)

### **VIEWING ARRANGEMENTS:**

All appointments are to be made through TAYLOR ENGLELY.

### **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.

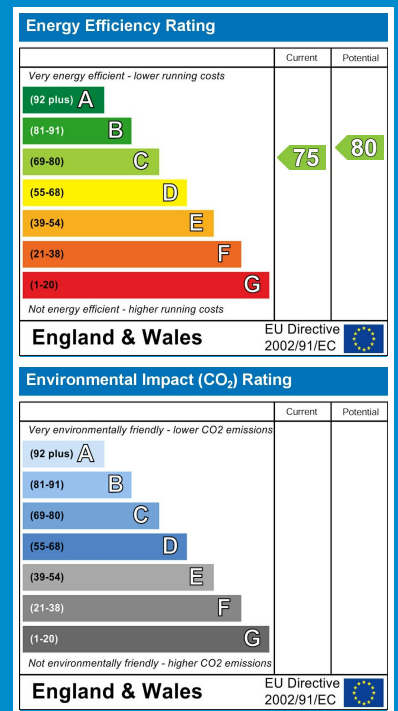
If you decide not to proceed with the tenancy, provide false or misleading information, fail a right to rent check or fail to take reasonable steps to enter into a tenancy agreement, then we will retain the holding payment to cover costs incurred.

If you require further clarification on the above, please do not hesitate to contact us on 01323 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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