

**Valuers, Land & Estate Agents**

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est. 1978



**Taylor Engley**



**1 Downsview Lascelles Terrace, Eastbourne, East Sussex, BN21 4BJ**

**£900 PCM**

**AVAILABLE TO RENT - THIS FIRST FLOOR STUDIO APARTMENT** having high ceilings throughout is in immaculate condition having recently been renovated. Occupying an extremely sought after central location, being within close proximity of the Seafront and to the Devonshire Park Theatres. Eastbourne town centre amenities are within walking distance. The apartment has the benefit of gas fired central heating and double glazed windows An addition £100 per month is payable for the gas and water.



**\* FIRST FLOOR \* STUDIO APARTMENT \* KITCHEN \* BATHROOM \* GAS FIRED CENTRAL HEATING  
\* DOUBLE GLAZED WINDOWS \***



## **The accommodation**

Comprises:

### **Communal Front Door**

With stairs rising to:

### **First Floor Landing**

Private front door opening to:

### **Entrance Hall**

Entry phone system, lino flooring, coat hooks.

### **Living Room/Bedroom**

Large windows to front, radiator, carpet.

### **Kitchen**

Window to side, lino flooring, radiator, grey eye and base level units, wooden worktops, sink and drainer unit, electric hob with extractor fan over, integrated washing machine.

### **Bathroom**

Lino flooring, window to side, basin with storage unit, radiator, mirrored cabinet, bath with shower over, glass shower screen, low level wc.

### **COUNCIL TAX BAND:**

Council Tax Band - 'A' - Eastbourne Borough Council.

### **BROADBAND AND MOBILE PHONE CHECKER:**

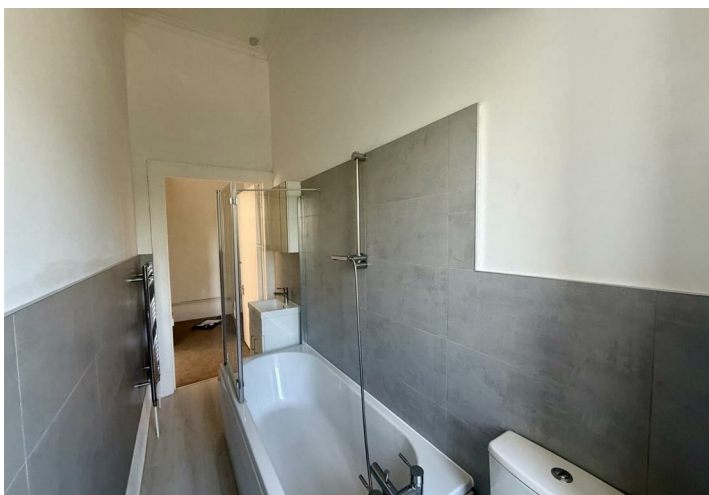
For broadband and mobile phone information please see the following website:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

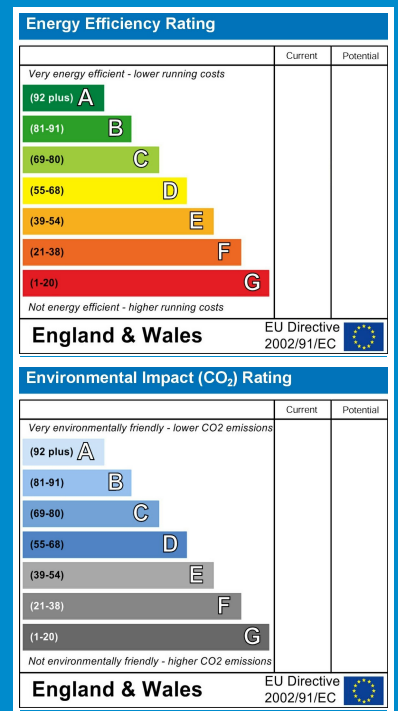
### **FOR CLARIFICATION:**

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 ENGLEBY.





**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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