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Taylor Engley









<u>Flat 20, Solly Court Bourne Street, Eastbourne, East Sussex, BN21 3SF</u>
<u>£1,075 Per Month</u>

Taylor Engley are delighted to offer to the market this TWO BEDROOMED THIRD FLOOR FLAT situated in a highly convenient location, being within walking distance to the railway station, town centre and seafront. The accommodation comprises entrance hall, living room, kitchen, two bedrooms and a shower room. EPC C.



The property is located just over one mile distant from Eastbourne's town centre with its mainline railway station and comprehensive shopping facilities.

*** ENTRANCE HALL * LIVING ROOM * KITCHEN * TWO BEDROOMS * SHOWER ROOM ***



The accommodation
Comprises:

Communal Entrance Hall
Lift and stairs rising to:

Third Floor Landing
Private front door opening to:

Entrance Hall
Post and meter cupboard, radiator, carpet, airing cupboard.

Living Room
15'7" x 12'3" (4.75 x 3.75)
Window to front and side having views towards The Downs, fitted blinds, laminate flooring, radiator.

Kitchen
10'3" x 7'2" (3.13 x 2.2)
Range of wooden fronted eye and base level units with work surface, inset sink unit with drainer unit, electric oven and hob, fridge freezer, boiler, laminate flooring, breakfast bar, window to side,

Bedroom 1
14'11" x 10'9" (4.57 x 3.3)
Window to side with views towards The Downs, carpet, radiator.

Bedroom 2
11'2" x 10'2" (3.41 x 3.10)
Window to side with views towards The Downs, loft hatch, carpet, radiator.

Shower Room
6'4" x 4'11" (1.94 x 1.52)
Shower cubicle, low level wc, wash hand basin with storage, mirrored cabinet, heated ladder style radiator, tiled floor.

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

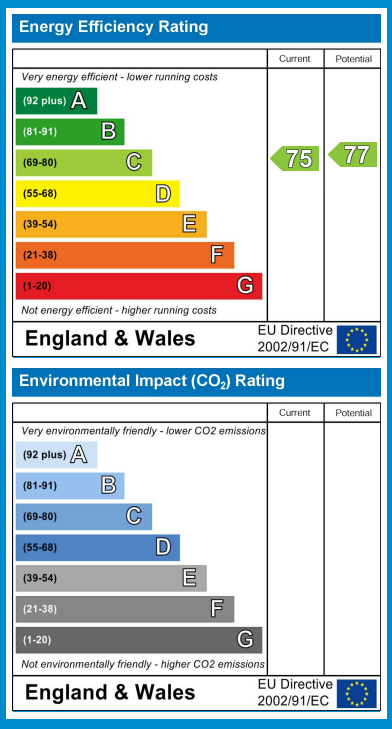
FOR CLARIFICATION:
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:
All appointments are to be made through TAYLOR 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.



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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