



ST BRENDAN PARKSIDE ROAD, SEAFORD, EAST SUSSEX, BN25 3NX

MODERN THREE BEDROOM SEMI DETACHED HOUSE

Open plan living space to include an L Shaped Kitchen Lounge/Diner with French doors on to the rear garden.

Ground Floor WC. Spacious landing. Two bedrooms. Family bathroom.

Master bedroom suite with shower room on the second floor. Lawned Garden. Parking for two cars. Neutral decor and flooring throughout. Gas central heating. Double Glazing. Council Tax Band - C. EPC C (79). Available mid May 2024.

£1,700 PCM

David Jordan

EST. 2004



- SEMI-DETACHED HOUSE
- SUPERB VIEWS FROM UPPER FLOORS
- THREE BEDROOMS
- MASTER WITH EN SUITE SHOWER ROOM
- FAMILY BATHROOM
- OPEN PLAN LOUNGE, DINING AREA AND KITCHEN
- CLOAKROOM
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- OFF ROAD PARKING

ROOM MEASUREMENTS

See floor plan

Rent £1700 pcm
Deposit £1960.00
Holding deposit of £392.00 required whilst references are obtained.
This figure will then be offset against the monies due at the start of the tenancy.

REFERENCE AFFORDABILITY CALCULATOR:-

An income of £51,000 per annum would be required for this property.

COUNCIL TAX BAND

Local Authority: Lewes District Council
Council Tax Band: C

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C

DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose.

A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.



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