



FOLLERS MANOR COTTAGE WHITEWAY, POLEGATE, BN26 5TT

Located just outside Alfriston Village, this delightful two bedroom cottage is situated within the grounds of the beautiful Follers Manor Estate. The self contained property has a spacious lounge/dining room with wood burner. The galley kitchen includes an electric cooker, fridge and washing machine.

Upstairs there are two double bedrooms, both of which have built in cupboards. The family bathroom has a shower over the bath. Freeview TV. No Wi-Fi. Latched doors to each room. Double Glazed. Electric Heating. Allocated parking. Patio Garden.

All utility bills, including council tax are included within the monthly rental. Available from 1st September, suitable for professional/retired singles or couple. Furnished let.

£1,750 PCM

David Jordan

EST. 2004



- DELIGHTFUL TWO BEDROOM SELF CONTAINED COTTAGE
- SITUATED JUST OUTSIDE THE DESIRABLE VILLAGE OF ALFRISTON
- OPEN PLAN LOUNGE/DINING ROOM
- TWO DOUBLE BEDROOMS, BOTH WITH BUILT IN WARDROBES
- FAMILY BATHROOM WITH SHOWER OVER BATH
- ALLOCATED PARKING. PATIO GARDEN.
- FREEVIEW TV. NO WI-FI
- ELECTRIC HEATING AND WOOD BURNER
- FURNISHED PROPERTY
- RENT IS INCLUSIVE OF UTILITY BILLS/INCLUDING COUNCIL TAX

AFFORDABILITY

Rent £1750 pcm inclusive of utility bills/council tax
Deposit £1915.00
Holding deposit of £380 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 £52,500 per annum would be required to apply for this property.

COUNCIL TAX BAND

Local Authority:
Council Tax Band: Exempt

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating:

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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