



77 KEYMER AVENUE, PEACEHAVEN, BN10 8EX

UNEXPECTEDLY RE-AVAILABLE. A modern three bedroom house with garage. Kitchen with fitted oven and hob, integrated washer/dryer, fridge freezer and dishwasher. Lounge/dining room with french doors to private rear garden. Ground floor WC. Master bedroom with ensuite shower room. Family bathroom. Neutral decor and floorings. Gas Central Heating. Double Glazing. EPC B (85). Council Tax Band D. Close to public transport links and also Peacehaven centenary park. Available now.

Please note there is a covenant on this Estate, which restricts the parking of commercial vehicles

£1,600 PCM

David Jordan

EST. 2004



- MODERN THREE DOUBLE BEDROOM HOUSE
- KITCHEN WITH INTERGRATED APPLIANCES
- LOUNGE/DINING ROOM WITH FRENCH DOORS ONTO PRIVATE GARDEN
- GROUND FLOOR WC
- MASTER BEDROOM WITH ENSUITE
- FAMILY BATHROOM
- GARAGE AND PARKING SPACE

INFORMATION

Rent £1600.00 pcm
Deposit £1845.00.
Holding deposit £365.00 will be required whilst references are obtained.
This figure will then be offset against monies due at the start of the tenancy.

REFERENCE AFFORDABILITY CALCULATOR:-

An income of £48,000 would be required to apply for this property.

Room Measurements

Kitchen 3200mm x 2550mm 10'6" x 8'4"

Lounge / Dining room 5280mm x 4720mm 17'4" x 15'6"

Master Bedroom 3880mm x 2700mm 12'9" x 8'10"

Bedroom 2 3850mm x 2520mm 12'8" x 8'3"

Bedroom 3 2650mm x 2090mm 8'8" x 6'10"

COUNCIL TAX BAND

Local Authority: LDC
Council Tax Band: D

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: B

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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