



19 COLLEGE ROAD, SEAFORD, BN25 1JD

FOUR BEDROOM DETACHED HOUSE overlooking the Martello Fields within a stones throw of the seafront. The property consists of an open plan lounge/diner, kitchen with fitted oven and hob, space for fridge freezer, larder cupboard, utility room and ground floor WC.

Main bedroom with large built in wardrobes and ensuite shower room, 2 double bedrooms one with storage cupboard, smaller bedroom. Family bathroom. Half garage/sound proofed storage room.

Electric car charging point and driveway. Private rear garden with shed and greenhouse.

Gas Central Heating. Double Glazing. Solar panels. Council Tax Band E. Available June 2025.

£1,850 PCM

David Jordan

EST. 2004



- SPACIOUS FAMILY HOME
- LOUNGE/DINER
- KITCHEN WITH FITTED OVEN AND HOB, LARDER STORAGE CUPBOARD
- UTILITY ROOM, GROUND FLOOR WC
- HALF GARAGE/SOUND PROOFED STORAGE ROOM
- MAIN BEDROOM WITH BUILT IN STORAGE CUPBOARDS AND ENSUITE SHOWER ROOM
- TWO FURTHER DOUBLE BEDROOMS, ONE WITH BUILT IN STORAGE
- FAMILY BATHROOM
- PRIVATE REAR GARDEN WITH SHED AND GREENHOUSE
- ELECTRIC CAR CHARGING POINT AND DRIVEWAY PARKING

AFFORDABILITY

Rent £1850.00 pcm

Deposit £2134.00.

Holding deposit £425.00 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 £55,500 per annum would be required to apply for this property.

COUNCIL TAX BAND

Local Authority: Lewes

Council Tax Band: E

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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