

Trafalgar Road, Portslade, East Sussex BN41 1GR  
£900 PCM

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



- Raised Ground Floor Flat
- Double Bedroom
- Modern Fitted Kitchen
- Re Fitted Bathroom
- Gas Central Heating
- Close To Portslade Town & Station
- Chain Free
- 6 Month Let Only

**\*\*SHORT 6 MONTH LET ONLY\*\***

PLEASE EMAIL FOR PRE VIEWING APPLICATION.

Tenant(s) referencing qualifying criteria:

Clean Credit file with no CCJ's, In permanent employment with annual combined income £30,000+ or UK resident guarantor(s) with annual income £32,500 + will be required. SORRY NO PETS. Available from mid June 2024

A well presented raised ground floor converted flat forming part of a three story Victorian town house located close to Portslade town and mainline station. Internally the property enjoys large upvc double glazed windows, gas central heating, modern fitted kitchen & bathroom.

**Communal Entrance Hall**

Approached via steps up from street level, door to:

**Entrance Hall**

Fitted carpets, replacement wood panel doors to:

**Lounge**

Upvc double glazed window to rear, fitted book shelves, radiator, fitted carpets, deep storage cupboard with shelving, entrance to:

**Fitted Kitchen**

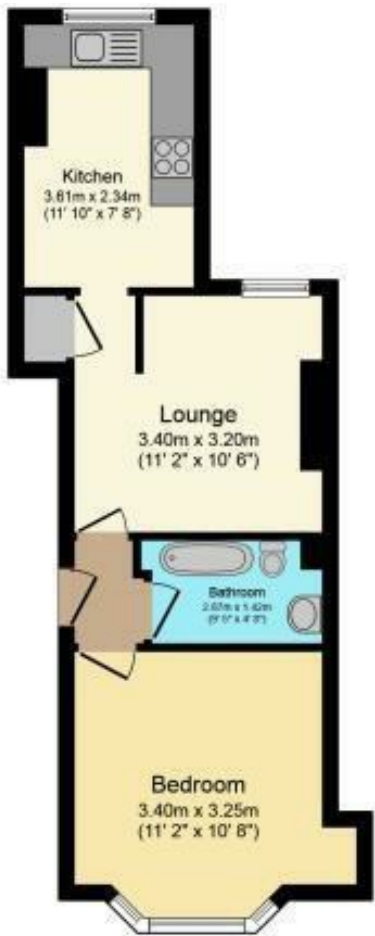
Upvc double glazed window to rear, modern high gloss fitted wall & base units with matching drawers and wine rack, ample working surfaces with inset sink unit, matching breakfast bar, radiator, tiled flooring, space for tall fridge freezer, space and plumbing for washing machine, replacement gas combi boiler concealed in matching unit, inset four ring hob with matching oven and canopied extractor hood.

**Bedroom**

Upvc double glazed bay window to front, fitted carpets, radiator.

**Re Fitted Bathroom**

Halogen lighting, tiled flooring, fitted bathroom mirror & cabinet, low level WC, vanity wash hand basin, extractor fan, panel enclosed bath with tiled surround, thermostatic rain head mixer shower with glazed screen



**Floor Plan**

Total floor area 38.0 sq. m. (409 sq. ft.) approx