

**Clarendon Place, Portslade, East Sussex BN41 1BE**  
**£1,500 PCM**



- Modern Development
- 2/3 Bedrooms
- Outdoor Space
- Two Bathrooms
- Open Plan Kitchen/Living Areas
- Internal Store Rooms/Utility Space
- Fitted Kitchens With Appliances
- Close To Boundary/Station Road Amenities

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	88	90
(81-91)	B		
(69-80)	C		
(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	



**\*\*PLEASE EMAIL FOR PRE VIEWING APPLICATION\*\***

Tenant(s) referencing qualifying criteria:

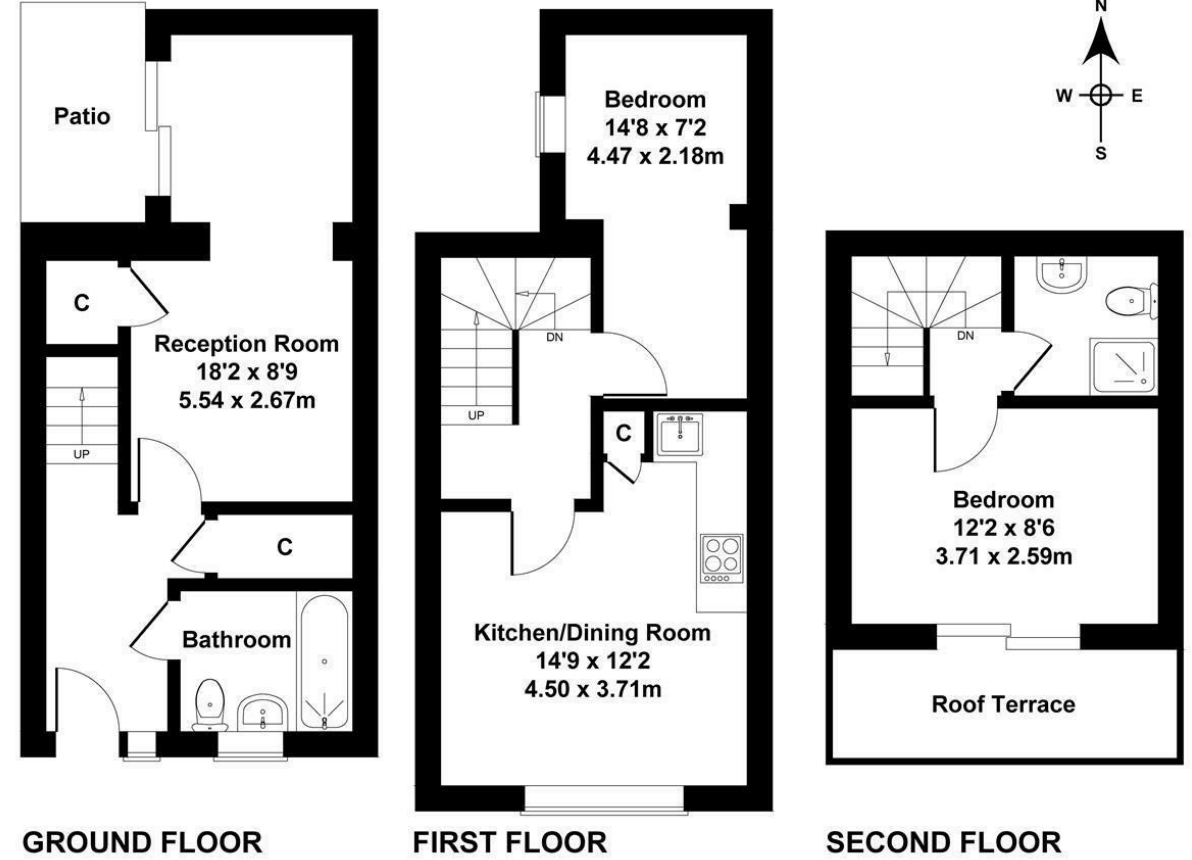
Tenants In permanent steady employment with annual combined income £50,000 + or UK resident guarantor(s) with annual income £54,000 + will be required. Clean Credit file with no CCJ's. SORRY NO PETS OR RENT IN ADVANCE.

**\*\*Available end August - Early September 2024\*\*** A modern 2/3 bedroom townhouse located in a secluded tucked away no through road adjacent to the southern end of Boundary/Station Road. Internally the property is well presented with accommodation laid over three floors which include two bathrooms, open plan kitchen/living space with integrated appliances and useful ground floor reception room or bedroom. Externally the property enjoys a roof terrace and a ground floor patio. Additional features include energy efficient gas central heating, LED lighting, upvc double glazing, fitted carpets and wood effect laminate flooring. **\*\*PLEASE NOTE PARKING IS VERY LIMITED IN THIS AREA\*\***

\*See floorplan link for layout and dimensions\*



Approximate Gross Internal Area  
777 sq ft - 72 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.