



Ladysmith Road, East Sussex BN2 4EJ £1,150 PCM

PS&B are pleased to present this RECENTLY REDECORATED one double bedroom first floor period conversion with REAR GARDEN. The accommodation consists of a BRIGHT AND SPACIOUS South facing living room with bay windows, GENEROUSLY SIZED double bedroom with deep built-in wardrobes, MODERNISED kitchen with electric oven, gas hob, space for fridge/freezer and plumbing for washing machine, neutrally decorated bathroom with shower attachment over the bath. The property further benefits from laminate flooring and double glazing throughout, GAS CENTRAL HEATING and a fantastic garden.

This property is offered unfurnished and available 3rd June 2024.

Holding Deposit - £265.00

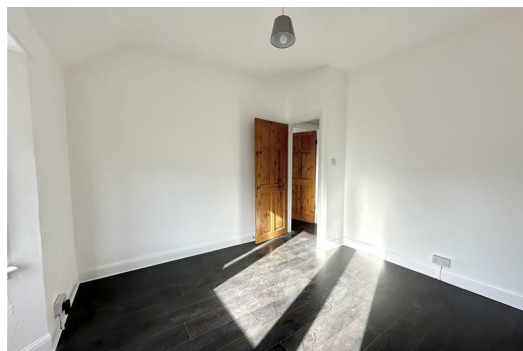
Deposit - £1,326.00


Tenancy Length - 12 Months (Preferred)


Council Tax Band - B

EPC - D

Parking Zone - U



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	75
EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	69	80
EU Directive 2002/91/EC 		



VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
TEL: 01273 274 040

THE PROPERTY MISDESCRIPTIONS ACT 1991:

The Agent has 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. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998:

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent