



Bentham Road, East Sussex BN2 9XB £1,950 PCM

PS&B are delighted to offer this superbly presented three double bedroom Victorian terraced house with PRIVATE PATIO GARDEN, perfectly suited to a family and situated in the heart of Hanover, close to a range of local schools and public transport. The property consists of a BRIGHT AND SPACIOUS South facing reception with bay windows and built-in shelving, separate modernised kitchen with electric oven, gas hob, space for fridge/freezer, plumbing for washing machine and AMPLE STORAGE, the kitchen leads to the private split-level/raised patio garden, the ground floor further offers a large dining room/double bedroom to the rear. The first floor includes a spacious full-white bathroom suite with shower over the bath and storage space, GENEROUSLY SIZED main bedroom at the front of the house with bay windows and high-ceilings, a third double bedroom located at the rear of the first floor boasting built-in shelving and large sash windows. The property further benefits from GAS CENTRAL HEATING and a superb location, close to Hanover's Green Patch Park, Queens Park and The Level, all within walking distance.


Offered unfurnished and available mid July 2024.


Holding Deposit - £450.00

Deposit - £2,250.00

Tenancy Length - 12 Months (Preferred)



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		
	56	79
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		
	50	63
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