



## Whippingham Road, East Sussex BN2 3PG £2,500 PCM

PS&B are delighted to present this fully furnished, SPACIOUS AND BRIGHT four double bedroom house SUITABLE FOR PROFESSIONAL SHARERS AND/OR STUDENT SHARERS ONLY, located on a quiet residential street, close to Lewes Road, the city centre and is within walking distance to Sainsbury's supermarket and local bus routes to universities.

The ground floor of the house consists of a bright West facing reception with high ceilings, SPACIOUS AND MODERN kitchen-diner with gas hob, cooker, large fridge/freezer, washing machine and under-stair storage, PRIVATE LANDSCAPED GARDEN to the rear and a double bedroom.

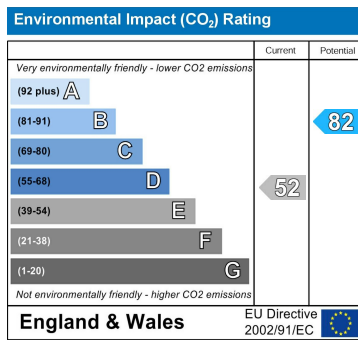
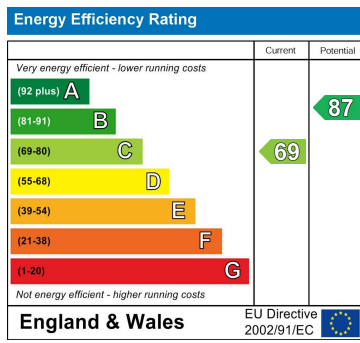
The first floor of the accommodation includes a GENEROUSLY SIZED West facing double bedroom with painted white wooden flooring, three further double bedrooms all with original feature fireplaces and period features, followed by a MODERN/CONTEMPORARY style shower room with walk-in shower. The property further benefits from GAS CENTRAL HEATING, ample storage space and private garden to the rear.

Offered FULLY FURNISHED and available 16th September 2024.

Holding Deposit - £576.00

Deposit - £2,884.00





**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