



## Wish Road, East Sussex, BN3 4LN £3,000 PCM

PS&B are proud to present this well presented, spacious four bedroom detached FAMILY HOME ideally located in a highly sought after residential area overlooking the popular Wish Park. The SPACIOUS and LIGHT family house has been finished to a high standard throughout.

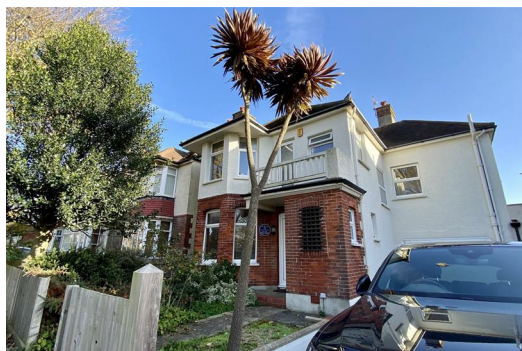
The ground floor of the accommodation boasts a grand entrance hall with wooden flooring which leads to the SPACIOUS AND BRIGHT lounge with decorative fireplace and double doors to the SUPERB PRIVATE GARDEN, a further reception room/dining room located at the front of the house, a MODERN/CONTEMPORARY style kitchen with halogen hob and double oven, fridge/freezer, washing machine, tumble drier and dishwasher and a separate downstairs WC. Whilst the first floor includes FOUR GENEROUSLY SIZED BEDROOMS, three doubles and a further single, an additional separate WC, a modernised family bathroom with doors leading to the front BALCONY which offers stunning views across Wish Park. Further benefits include a landscaped rear garden, gas central heating, a LARGE GARAGE and DRIVEWAY.

Offered unfurnished and available immediately.

Holding Deposit - £692.00

Deposit - £3,461.00

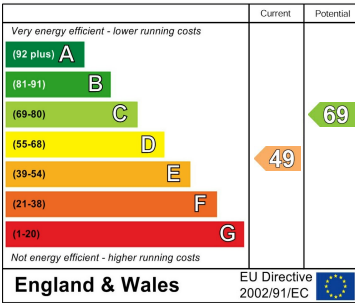
Tenancy Length - Long Term



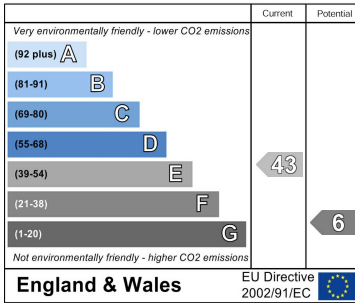


Total Area: 153.7 m<sup>2</sup> - 1654 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**



**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