

**TO LET**



**Park Street North, Falmer**  
**£1,950 pcm**

  
**MARTIN&CO**

## Park Street North, Falmer

End Terraced House,  
3-bedroom, 1-bathroom

£1,950 pcm

Date available: Available Now

Deposit: £2,250

Unfurnished

Council Tax band: D

- Integral Garage
- New Carpets
- Newly Decorated
- Good Size Rear Garden



A well-presented three-bedroom end-of-terrace house located in the popular Park Street North area. The property offers spacious accommodation throughout, including a bright living room, fitted kitchen, two double bedrooms, one single bedroom, and a shower room.

Further benefits include a private rear garden and allocated off-road parking spaces. Conveniently situated near local amenities, a pub, a farm shop, the University of Sussex, and excellent transport connections.



Available Date - NOW  
 Holding Deposit - £450.00  
 Rent - £1950pcm  
 Deposit - £2250  
 Council Tax Band – 'D'  
 Electricity Supply – Mains services  
 Water Supply – Mains services  
 Sewerage – Mains services  
 Heating – Electric  
 Broadband – Superfast available (According to Ofcom)  
 Mobile Signal Coverage – (According to Ofcom)  
 EE: Good out, variable in home  
 O2: Good out, variable in home  
 Three: Good out & in home  
 Vodafone: Good out & in home  
 Parking - Parking space & integral garage



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	42 E	
21-38	F		
1-20	G		



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**Accuracy:** 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 including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales 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. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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.