20 HAMILTON HOUSE BELGRAVE ROAD, SEAFORD, BN25 2EL

BRIGHT AND AIRY TWO BEDROOM FIRST FLOOR FLAT - Lounge/diner with balcony. Kitchen with oven and hob. Shower room. Two bedrooms both with built in cupboards. Store cupboard. Airing Cupboard. Double Glazed. Electric Heating. Non allocated off-street parking (no commercial vehicles / vans). Council Tax Band B. EPC D (65). Available from 24/11/2026.

£1,195 PCM

David Jordan

EST. 2004

- LOUNGE/DINER WITH BALCONY
- KITCHEN WITH FITTED OVEN AND HOB
- TWO BEDROOMS
- SHOWER ROOM
- STORAGE CUPBOARD
- ELECTRIC HEATING
- DOUBLE GLAZING
- LIFT ACCESS
- PARKING - FIRST COME BASIS
- FIRST FLOOR

INFORMATION

Rent £1195pcm
Deposit £1375
Holding deposit of £275.00 required whilst references are obtained.
This figure will then be offset against the monies due at the start of the tenancy.

REFERENCE AFFORDABILITY CALCULATOR:-

An income of £36,000 would be required to apply for this property.

COUNCIL TAX BAND

Local Authority: Lewes District Council
Council Tax Band: B

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D

DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.
General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.
Services: Please note we have 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. These particulars are issued in good faith but do not constitute representationsof fact or form part of any offer or contract.

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