



**45 Highlands Road, Portslade, Sussex BN41 2BN**  
**To Let: £1,600 PCM**



- **Spacious Terrace House**
- **Three Bedrooms**
- **Open Plan Lounge/Diner**
- **Bathroom & Sep WC**
- **Walled Rear Garden**
- **Close to Schools & Transport Links**
- **Well Presented Throughout**

PLEASE EMAIL TO REQUEST PRE VIEWING APPLICATION

Tenant(s) referencing qualifying criteria:

Clean credit files with no CCJ's, combined annual Income required £53,00 + or UK resident guarantor(s) with annual income £58,000+ will be required. SORRY NO RENT IN ADVANCE

A well presented three bedroom terrace house located towards the end of a no through road off Foredown Drive close to local schools, Victoria & Easthill Parks and transport links including Portslade station & bus routes. Features include, spacious lounge with separate dining area, modern kitchen & bathroom, separate WC and secluded walled rear garden.

### Entrance Hall

### Lounge/Dining Room

25'3 x 14'5 narrowing to 8'1 (7.70m x 4.39m narrowing to 2.46m )

### Kitchen

10'1 x 9'4 (3.07m x 2.84m)

### First Floor landing

### Bedroom One

15'1 x 9'6 (4.60m x 2.90m)

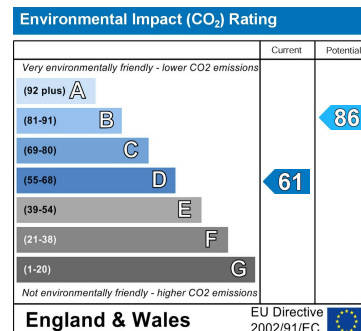
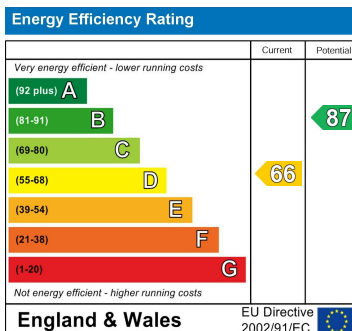
### Bedroom Two

10'3 x 9'6 (3.12m x 2.90m)

### Bedroom Three

11'4 x 8'1 max (3.45m x 2.46m max )

### Walled Rear Garden



### Portslade Office

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