

77 ST. CRISPIANS, SEAFORD, BN25 2DY

TWO BEDROOM HOUSE WITH PARKING - close to town centre and train station.
Lounge/diner. Kitchen with built in oven, hob and integrated fridge. Two double bedrooms. Family bathroom with shower over the bath.
Allocated parking space. Communal gardens. Gas central heating. Double glazing.
EPC D (67). Council Tax Band B. Available now.

£1,295 PCM

David Jordan

EST. 2004







- TWO BEDROOM HOUSE (BOTH DOUBLE BEDROOMS)
- GOOD LOCATION FOR TRANSPORT LINKS (TRAIN AND BUS)
- KITCHEN WITH FITTED OVEN, HOB AND INTEGRATED FRIDGE
- FAMILY BATHROOOM WITH SHOWER OVER BATH
- LOUNGE/DINER WITH BAY OVERLOOKING FRONT
- ALLOCATED PARKING SPACE
- COMMUNAL GARDEN
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- CLOSE TO CLAREMONT SHOPS

AFFORDABIITY

Rent £1295.00 pcm
Deposit £1494.00.
Holding deposit £298.00 will be required whilst references are obtained.
This figure will then be offset against monies due at the start of the tenancy.

REFERENCE AFFORDABILITY CALCULATOR:-

An income of £39,000 per annum 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.



01323 898414
sales@davidjordan.co.uk
davidjordan.co.uk

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