## 26A SUTTON PARK ROAD, SEAFORD, BN25 1QU

TOWN CENTRE - TWO BEDROOM COTTAGE.
Kitchen with oven and hob. Lounge/Diner with doors onto small patio garden. Two double bedrooms. Bathroom. Gas Central Heating. Double Glazed. Council Tax Band - B. EPC C (69). Available mid April 2026.

## £1,295 PCM

David Jordan

EST. 2004

- TOWN CENTRE COTTAGE
- PATIO GARDEN
- GAS CENTRAL HEATING
- LOUNGE/DINER
- KITCHEN WITH OVEN & HOB
- 2 X DOUBLE BEDROOMS
- MODERN BATHROOM
- DOUBLE GLAZING

## INFORMATION

Rent £1295 pcm
Deposit £1494.
Holding deposit of £298.00 required whilst references are obtained.
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: C

## 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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