

# Abbott & Abbott

Estate Agents, Valuers and Lettings



19 Ian Close, East Sussex, TN40 2RL

**£1,300 Per Calendar Month**



This three-bedroom terraced house located in the popular Pebsham area, ideally situated close to local schools and the amenities of Ravenside Retail Park. Available to rent from March 2026, the property offers spacious and practical accommodation throughout.

The ground floor comprises a fitted kitchen providing ample storage and workspace, a bright and comfortable living area with direct access to a generously sized rear garden — perfect for families or those who enjoy outdoor space. Upstairs, the property features three bedrooms and a family bathroom.

Further benefits include gas central heating, street parking, and a convenient residential location with easy access to local shops, transport links, and seafront amenities. This property would make an ideal long-term home for families or professional tenants seeking comfortable living in a well-connected neighbourhood.

- Three-bedroom terraced house in the popular Pebsham area
- Convenient location close to local schools
- Spacious accommodation throughout
- Gas central heating and street parking available
- The security deposit required for this property £1500.00
- Available to rent from March 2026
- Within easy reach of Ravenside Retail Park and amenities
- Large private rear garden
- The holding deposit required for this property is £300.00
- An annual income of £39,000 is required to pass references for this property.

