



Stone Street, East Sussex BN1 2HB

£1,400 PCM

PS&B present a spacious modern contemporary third floor two bedroom flat with Green features and outdoor space very close to Western Road amenities and the seafront. The property consists of a bright double aspect reception with access to large South facing terrace boasting superb views across the rooftops and oblique sea views, sleek semi open-plan Howdens kitchen with dining area, Bosch appliances: halogen hob, oven, slimline dishwasher, large fridge freezer, washing machine, large South facing master bedroom with privacy glass, second double bedroom with built in wardrobe and tall-boy, spacious bathroom with RAK fittings, rain drop shower over the bath and built in storage. The property further benefits from an energy efficient integral ventilation system and triple glazing, private storage cupboard, and communal bike storage.

UNFURNISHED

EPC Rating C 77

Council Tax Band C £1,737.38 pa

Deposit £1615.00



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
TEL: 01273 274 040

THE PROPERTY MISDESCRIPTIONS ACT 1991:
 The Agent has 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. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998:
 Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent