



TOWN RENTALS



☎ 01323 417700



4 Bedroom



2 Reception



2 Bathroom

£1,800 PCM



3 White Clover Close, Pevensey BN24 5GH

Town Rentals are delighted to offer this immaculately presented 4 bedroom detached house offering two reception rooms, modern kitchen/breakfast room, utility room, cloakroom, bathroom, en-suite to principle bedroom, double glazing, gas central heating, rear garden and car port/drive for two vehicles. This property is enviably situated overlooking fields, close to bus routes, local amenities and schools.

Main Features

- 4 Bedroom Detached House
- 2 Reception Rooms, Modern Kitchen/Breakfast Room & Utility Room
- Modern Cloakroom, Family Bathroom & En-Suite Shower Room
- Gas Central Heating & Double Glazing
- Car Port, Driveway & Rear Garden
- HOLDING DEPOSIT: £415
- TENANCY DEPOSIT: £076
- COUNCIL TAX BAND: E
- 12 MONTH INITIAL TENANCY TERM

Hallway

With Karndean flooring, radiator, telephone point and doors to -

Living Room

10'8" x 13'3" (3.27 x 4.06)

With Karndean flooring, telephone and TV point, radiator and window to front aspect with park views.

Dining Room

9'10" x 10'9" (3.00 x 3.30)

With Karndean flooring, radiator and window to side and front aspect with views.

Kitchen/Breakfast Room

20'3" x 9'6" (6.19 x 2.91)

With Karndean flooring, a range of wall and base units, breakfast bar one and a half bowl single drainer sink unit with mixer tap, fridge/freezer (gifted), dishwasher (gifted), gas hob, electric oven, cooker hood, window to rear aspect, space for dining, patio doors leading to garden and doors to -

Utility Room

6'1" x 5'3" (1.86 x 1.61)

With Karndean flooring, base unit and worktop, boiler, washing machine (gifted), tumble dryer (gifted), radiator, door to side access and door to -

Cloakroom

With Karndean flooring, radiator, part tiled walls, basin with mixer tap, low level WC and extractor fan.

Stairs

Leading from hallway to first floor landing with window to side aspect, airing cupboard and doors to -

Bathroom

With laminate flooring, tiled walls, low level WC, basin with mixer tap, bath with mixer tap and wall mounted shower attachment, chrome heated towel rail, extractor fan and frosted window to side aspect.

Bedroom 1

11'0" x 11'4" (3.37 x 3.47)

With fitted carpet, radiator, wardrobes (gifted), window to rear aspect and door to -

En-Suite Shower Room

With laminate flooring, part tiled walls, low level WC, basin with mixer tap, shower cubicle and frosted window to rear aspect.

Bedroom 2

11'0" x 11'7" (3.37 x 3.55)

With fitted carpet, radiator and window to front aspect.

Bedroom 3

7'10" x 7'7" (2.41 x 2.32)

With fitted carpet, radiator and window to front aspect.

Bedroom 4

9'11" x 9'0" (3.03 x 2.75)

With fitted carpet, radiator and window to front and side aspect.

Outside

With a large rear garden offering a large patio area, lawn, shed (gifted) on concrete base, with side access and rear gate access leading to carport and driveway offering space for two vehicles.

Other Information

Whilst we make every effort to ensure these details are accurate, we are unable to check telephone and TV connection points, inspect loft access or check the working condition of appliances. To a large extent we do rely on the information provided by the landlord. Contractual obligations may require the rent, holding deposit and tenancy deposit to differ in price than what is outlined above

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(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	