



Fern Road

, St Leonards on Sea, East Sussex, TN38 0UH

Rental £1,795 pcm

5 bedroom House available Now

Innovation Centre, Highfield Drive, St Leonards on Sea,
TN38 0UH

lettings@kinzettbowler.co.uk

01424 440700

Opening Times

Mon 09.30 - 16.00; Tues 09.30 - 16.00

Wed 09.30 - 16.00; Thurs 00.00 - 16.00

Fri 09.30 - 16.00; Sat Closed; Sun Closed

* Unfurnished

Situation

An opportunity has arisen to rent this beautiful modern five-bedroom four-storey family home. The property is situated in a desirable location and benefits from off road parking and good size single garage to the front, large rear paved patio and raised lawn area, as well as gas central heating and double glazing. Accommodation consists of; GROUND FLOOR - Entrance hall, ground floor bedroom with aspect to the front, ground floor shower room with vanity unit. Stairs rising to FIRST FLOOR; KITCHEN / LIVING ROOM / DINING AREA - Large open plan space with engineered Oak flooring and large patio doors to rear patio & garden. Spacious Shaker kitchen with solid worktop & integrated appliances. Stairs leading to SECOND FLOOR; Two bedrooms to the rear, family bathroom with vanity unit and shower, landing with usable space & power, further bedroom to the front. Stairs leading to THIRD FLOOR; MASTER BEDROOM - To the rear, overlooking the garden, spacious room. EN-SUITE SHOWER ROOM - White suite with spacious shower cubicle. BOILER ROOM - Including storage space.

INCOME REQUIREMENT - 30x monthly rent. HOLDING DEPOSIT - Equivalent to one weeks' rent (deducted from Tenancy Deposit). TENANCY DEPOSIT - Equivalent to five weeks' rent. PETS - May be considered subject to an additional rent of £20pcm. Council Tax Band - E EPC Rating - B

Accommodation

All measurements are approximate.

Further Information

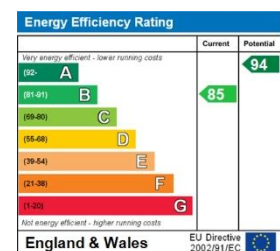
The deposit required is £2,070

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company, Council

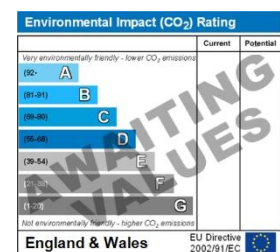
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

Property Ref: inst-2099

Creation Date: 28/04/2025

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Kinzett & Bowler, 2025. Kinzett & Bowler Registered in England No. 12089129