

## 5 Coastguard Row, Marine Heights

£1,950 pcm

The big one: a four-bedroom Victorian clifftop house with sea views from three rooms and garden maintenance included.



BEDROOMS  
4

BATHROOMS  
2

RECEPTIONS  
2

TYPE  
Victorian house

TENURE  
12-month assured D  
shorthold tenancy

EPC

### About this property

Coastguard Row is the terrace of tall Victorian houses that crowns the cliff at Marine Heights, and number 5 is the finest rental we have handled this year. Two reception rooms, a large kitchen-breakfast room, four bedrooms over two upper floors, two bathrooms, and a sea view from the drawing room, the main bedroom and the second-floor study that will genuinely stop you working.

The owners have done the unglamorous things properly: a re-slatted roof in 2022, hardwood double-glazed sashes to the seaward elevation, and a full rewire with an EICR in date until 2030. The walled front garden and the larger rear garden are maintained by the owners' gardener, with the cost included in the rent - you get the garden without the Saturday obligation. Residents' permit parking applies, with two permits available per household.

Offered unfurnished on a 12-month assured shorthold tenancy, available from 1 September. The rent is exclusive of all utilities and council tax. A holding deposit of one week's rent applies, and the deposit - equivalent to five weeks' rent - is held in a government-approved scheme. Referencing and right-to-rent checks are required for every adult occupant. A pet may be considered by negotiation for the right tenants.

### Key facts

- Unfurnished
- Council tax band F
- EPC rating D
- Garden maintenance included in rent

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- Sea views from three rooms
- Residents' permit parking (two permits)

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## Gallery

