



TWO BEDROOM FIRST FLOOR FLAT

18A Mulberry Lane, Goring by Sea, BN12 4JL

£750 pcm (including water rates)

spratt&son 
estate agents and chartered surveyors

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DESCRIPTION:

Spratt and Son's letting department are delighted to offer this two bedroom first floor flat. The property has its own entrance, a kitchen/breakfast room, lounge and a modern bathroom with shower. It benefits from double glazing and has electric heaters installed. It is in good decorative order throughout.

Situated in the heart of Goring it is within easy reach of local shops and immediately accessible to bus routes to Worthing, mainline railway stations and connections to major roads.

ACCOMMODATION:

The accommodation with approximate room measurements comprises:

Entrance hall	
Stairs to First Floor	
Lounge	13' x 12'
Kitchen	
Bedroom One	11'8 x 11'
Bedroom Two	11' x 7'1
Bathroom	

RENT:

£750 per calendar month. (Includes water rates)

DEPOSIT:

Six weeks rent to be registered with TDS

AVAILABILITY:

The property is available in April

AGENTS NOTE:

No pets, housing benefit, smokers or students.

ADMIN FEE:

£276 for one person, £396.00 for two people and £516.00 for three people.

SERVICES:

The tenants will be responsible for paying all outgoings including electricity, water, council tax, telephone, etc.

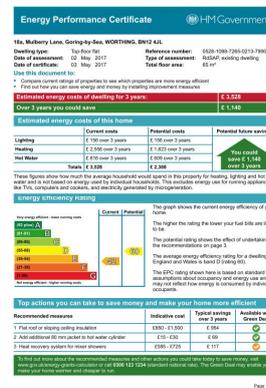
INSURANCE:

Tenants are responsible for insuring the contents of the property and should provide evidence that they are compliant with the terms of the tenancy prior to signing.

COUNCIL TAX:

We would recommend any interested parties make their own enquiries with Adur & Worthing Council.

ENERGY PERFORMANCE CERTIFICATE:



VIEWING:

Strictly by appointment with Spratt & Son:

01903 234343

PLEASE NOTE: ALL TENANCY AGREEMENTS ARE SUBJECT TO SATISFACTORY REFERENCES BEING OBTAINED. PLEASE CALL FOR FURTHER DETAILS.

More information:

01903 234343

www.sprattandson.co.uk



These particulars are produced in good faith but are set out as a guide only and they do not constitute any form of contract. They are read on the understanding that all negotiations are conducted through Spratt and Son.