



TWO BEDROOM SECOND FLOOR FLAT

Flat 2, 27 Marine Parade, Worthing BN11 3PT

£760 pcm

spratt&son 
estate agents and chartered surveyors

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Flat 2, 27 Marine Parade, Worthing, BN11 3PT

DESCRIPTION:

A spacious two bedroom second floor flat located on Worthing seafront with uninterrupted sea views. The property is close to shops and amenities, transport links and is just a short walk from the seafront.

Decorated in neutral tones the property has a security entrance system, entrance hall, lounge and main bedroom offer sea views, modern kitchen, further double bedroom, bathroom with shower attachment.

ACCOMMODATION:

The accommodation with approximate room measurements comprises:

Communal entrance hall & stairs to:

Second Floor

Entrance Hall	8'10 x 3'
Lounge	17'2 x 14'4
Main Bedroom	17'2 x 12'1
Second Bedroom	14'9 x 9'9
Bathroom	11'11 x 4'3
Kitchen	11'11 x 4'4

RENT:

£760.00 pcm

DEPOSIT:

Six weeks rent to be registered with TDS

AVAILABILITY:

The property is available October

AGENTS NOTE:

No pets, DSS, smokers or students.

ADMIN FEE:

£276.00 for one person, £396.00 for two 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 Arun District Borough 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.

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.

More information:

01903 234343

www.sprattandson.co.uk

