



**NEWLY REFURBISHED THREE BEDROOM MAISONETTE**

13a Crabtree Arcade, Grand Avenue, Lancing BN15 9PR

£875 pcm



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## DESCRIPTION:

Spratt and Son are delighted to offer this spacious three bedroom maisonette in popular area. Situated in a quiet shopping parade and close to local amenities, bus routes and main roads.

The property has been completely refurbished and benefits from gas central heating and double glazing throughout. Entrance hall, lounge with doors to paved garden and arch to kitchen.

Two double bedrooms with ornamental fireplaces, further single bedroom and modern bathroom with shower over bath. Street parking.

## ACCOMMODATION:

The accommodation with approximate room measurements comprises:

### Ground Floor

Entrance hall  
Lounge 13'4 x 11'11  
Kitchen 7'8 x 7'7  
Rear Garden

### First Floor

Bedroom 1 13'5 x 11'11  
Bedroom 2 12'3 x 11'9  
Bedroom 3 11'1 x 7'8  
Bathroom 7'9 x 7'9

## RENT:

£875 per calendar month.

## AVAILABILITY:

The property is available now

## AGENTS NOTE:

No pets, smokers or students.

## HOLDING DEPOSIT:

One weeks rent.

## SERVICES:

The tenants will be responsible for paying all outgoings including gas, 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 West Sussex Country Council.

## ENERGY PERFORMANCE CERTIFICATE:

### Agents Note:

The Energy Performance Assessment is currently pending for this property and will be supplied as soon as received.



## 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](http://www.sprattandson.co.uk)

