



## **TWO BEDROOM FIRST FLOOR APARTMENT**

11 Downview Court, Boundary Road, Worthing BN11 4LS

**£925 pcm includes heating & hot water**

**spratt&son**   
estate agents and chartered surveyors

# TWO BEDROOM FIRST FLOOR APARTMENT

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## DESCRIPTION:

Spratt and Son's letting department are delighted to offer this two bedroom first floor apartment in elegant period building. Retaining many original features including a stone fireplace and retro style light fittings. Situated in a popular quiet residential area close to the seafront and well within a mile of Worthing Town Centre. West Worthing mainline train station is nearby.

The accommodation comprises of communal lift to first floor. Entrance hall with large storage cupboards, newly fitted bespoke kitchen with integral appliances, door to rear access. Attractive lounge with bay window and original stone fireplace fitted with electric fire. Two double bedrooms with original wardrobes, fully tiled double shower room, separate wc. All residents have use of attractive communal gardens and non allocated parking.

The property benefits from a centralised heating and hot water system.

The lounge and bedrooms are carpeted.

## ACCOMMODATION:

The accommodation with approximate room measurements comprises:

### First Floor

Entrance hall	
Lounge	14' x 11'10"
Kitchen	7'5" x 7'
Main Bedroom	12'10 x 12'3"
Second Bedroom	10'10" x 9'2"
Double Shower Room	
Separate WC	

## RENT:

£925 per calendar month. Rent includes heating and hot water

## DEPOSIT:

Five weeks rent to be registered with TDS

## AVAILABILITY:

The property is available now

## AGENTS NOTE:

No pets, smokers or students.

## SERVICES:

Heating and hot water is included in the rent as is window cleaning, maintaining of common parts, gardens, and car park. The tenants will be responsible for paying electricity, cold/sewage 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.

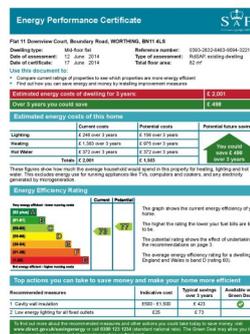
## COUNCIL TAX:

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

## HOLDING DEPOSIT:

One Weeks rent

## 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

