ONE BEDROOM FIRST FLOOR GARDEN FLAT

4a The Parade, High Street, Findon BN14 0SU

£750pcm

spratt&son
estate agents and chartered surveyors

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DESCRIPTION:

Spratt and Son are delighted to offer this one bedroom first floor flat in the desirable village of Findon. Situated in a quiet position, just a short drive from Worthing and with easy links to major roads.

The property has a private entrance, stairs to first floor lounge, kitchen, double bedroom and modern fitted bathroom with shower. It also benefits from a rear garden, one off street parking space, Gas central heating and double glazing.

ACCOMMODATION:
The accommodation with approximate room measurements comprises:

Ground Floor
Entrance hall

Stairs to First Floor

Lounge	12'7 x 10'11
Kitchen	7'11 x 7'9
Bedroom	11'4 x 10'2
Bathroom	8'4 x 5'1

Rear garden and parking

RENT:
£750 per calendar month.
Plus utility contribution towards Electric and Water of £70.00 per month

AVAILABILITY:
The property is available now.

AGENTS NOTE:
Pets considered.

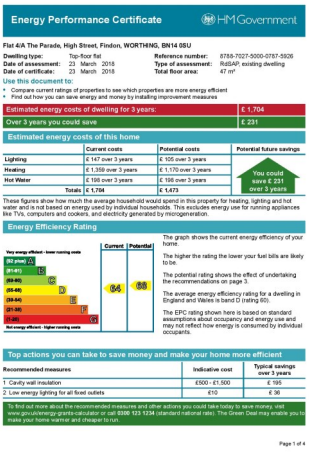
HOLDING DEPOSIT:
One weeks deposit

SERVICES:
The tenants will be responsible for paying all Outgoings. **Please note:** The electricity and water are paid to the landlord (submeter). The gas, council tax and telephone are separate services.

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 Councils.

ENERGY PERFORMANCE CERTIFICATE:



Energy Performance Certificate — HM Government

Flat 4/A The Parade, High Street, Findon, WORTHING, BN14 0SU

Dwelling type: Top-floor flat
Date of assessment: 23 March 2018
Date of certificate: 23 March 2018
Reference number: 8788-7027-5000-0787-5926
Type of assessment: RdSAP, existing dwelling
Total floor area: 47 m²

Use this document to:
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,704
Over 3 years you could save	£ 231

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 147 over 3 years	£ 105 over 3 years	You could save £ 231 over 3 years
Heating	£ 1,359 over 3 years	£ 1,170 over 3 years	
Hot Water	£ 198 over 3 years	£ 198 over 3 years	
Totals	£ 1,704	£ 1,473	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	(64)	(84)

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 195
2 Low energy lighting for all fixed outlets	£10	£ 36

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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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

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RICS
TDS Tenancy Deposit Scheme member
The Property Ombudsman