



TWO BEDROOM FIRST FLOOR FLAT

Fairoak Court, Tarring, Worthing, BN14 7NT

£1000 pcm

spratt&son 
estate agents and chartered surveyors

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DESCRIPTION:

A light and spacious two bedroom first floor flat situated in a quiet position just a few minutes walk from Thomas A Beckett school, bus routes and local shops and with easy access to main roads.

The property has a hallway with storage cupboards, kitchen with door to shared balcony, double aspect lounge, two double bedrooms, bathroom with shower. Fully double glazed with gas central heating. Communal gardens.

ACCOMMODATION:

The accommodation with approximate room measurements comprises:

Entrance hall	
Kitchen	7'11 x 7'7
Lounge	12' x 11'5
Bedroom 1	11'5 x 11'2
Bedrom 2	11'4 x 7'11
Bathroom with shower	

RENT:

£1000 pcm

DEPOSIT:

Five weeks rent to be registered with TDS

AVAILABILITY:

The property is available early August

AGENTS NOTE:

No pets, smokers or students.

HOLDING DEPOSIT:

One weeks rent

SERVICES:

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

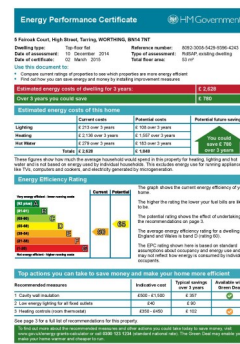
INSURANCE:

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:

Adur and Worthing Council Band B £1659

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.