



TO LET
£875 PCM

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

- One Bedroom Flat
- Close to Findon Village

- Council Tax Band: A - £1,490.54
- EPC: D



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.

INSURANCE

Tenants are responsible for ensuring the contents of the property and should provide evidence that they are compliant with the terms of the tenancy prior to signing.

ACCOMMODATION

The accommodation with approximate room measurements comprise:

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

SERVICES

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

HOLDING DEPOSIT

£201

DEPOSIT

£1009

RENT

£875 PCM
plus a contribution of
£90 per month for
Electricity and water

AVAILABILITY

This property is
available Late
November

COUNCIL TAX:

Band **A £1,490.54**

EPC RATING:

D - 8788-7027-5000-0787-5926

