

— *Mark* —
OLIVER
— —

5 CHALET GARDENS, SOUTH FERRING, BN12 5PD



£2,000 PER MONTH

- Large Detached Bungalow To Rent
- Large Lounge + Study
- Bathroom + Separate Wc
- Garage
- 5 Minute Walk To The Beach
- 3 Bedrooms
- Fitted Kitchen With Appliances
- Attractive Gardens
- Superb Location

Mark Oliver Estate Agency are delighted to bring to the market a large well presented detached bungalow TO RENT within 5 minutes walking distance to the beach. There's a spacious hall & good sized south aspect lounge, study, well fitted kitchen, 3 bedrooms, family bathroom and separate cloaks & wc. Easy to maintain rear garden and attractive front gardens. Brick built garage.

FERRING
01903 503111

WORTHING
01903 212128

— *Sales and Lettings* —

www.oliverestateagency.com



ENTRANCE PORCH

Double glazed front door to the entrance porch. Double glazed windows and glazed inner door to the entrance hall.



ENTRANCE HALL

A very spacious hall with a large built in cloaks cupboard with storage above. Radiator.

LOUNGE DINING ROM

16'6" x 15'11" (5.02 x 4.85)

A super lounge with double glazed south facing bay window. Fireplace with wooden surround. Radiators. Glazed door to the study. Glazed door to the entrance hall.



STUDY / SUN ROOM

9'11" x 7'9" (3.02 x 2.37)

A great study or den leading from the lounge and over looking the front gardens. Double glazed windows.

KITCHEN

11'4" x 10'11" (3.46 x 3.33)

A well fitted part tiled bright kitchen dining room fitted with an excellent range of units. One and a half bowl sink unit with mixer tap and cupboards under. Working surfaces with cupboards and drawers under. Wall cupboards. Integrated appliances. Gas fired boiler. Double glazed windows. Radiator. Double glazed door to the garden.



BEDROOM 1

13'5" x 13'5" (4.09 x 4.08)

A large master bedroom with a range of fitted wardrobes. Radiator. Double glazed window.



BEDROOM 2

10'11" x 10'5" (3.32 x 3.17)

Vanity unit with inset wash hand basin and tiled splash back. Radiator. Double glazed window. Fitted double wardrobes.



BEDROOM 3 / DINING ROOM

10'4" x 9'11" (3.16 x 3.01)

Radiator. Upvc double glazed window.



BATHROOM

A modern fully tiled bathroom with panelled bath with hand grips, mixer tap and fitted shower with folding glass screen. Vanity unit with inset wash hand basin with cupboards under. Radiator. Upvc double glazed window.



SEPARATE CLOAKS / WC

Low level wc. Wash hand basin. Double glazed window.

REAR GARDEN

Laid mainly to lawn with borders and hedging. Paved patio. Side gates to both sides. Outside tap. Paved side pathway.



FRONT GARDEN

The attractive front garden is also laid mainly to lawn with stepping stones and borders. Side door to the garage. Sensor lighting.



GARAGE

Brick built garage with up and over door.



FLOOR PLAN

COUNCIL TAX E

INFORMATION

1. Holding Deposit capped at 1 week when applicable.
2. Security Deposit capped at 5 weeks. Monthly rent x 12 /52 x 5 up to £50k annual rent. 6 weeks over £50k annual rent.
3. Rent is payable to the landlord. And thereafter when due.

DURING THE TENANCY (DEFAULT FEES PAYABLE TO THE AGENT)

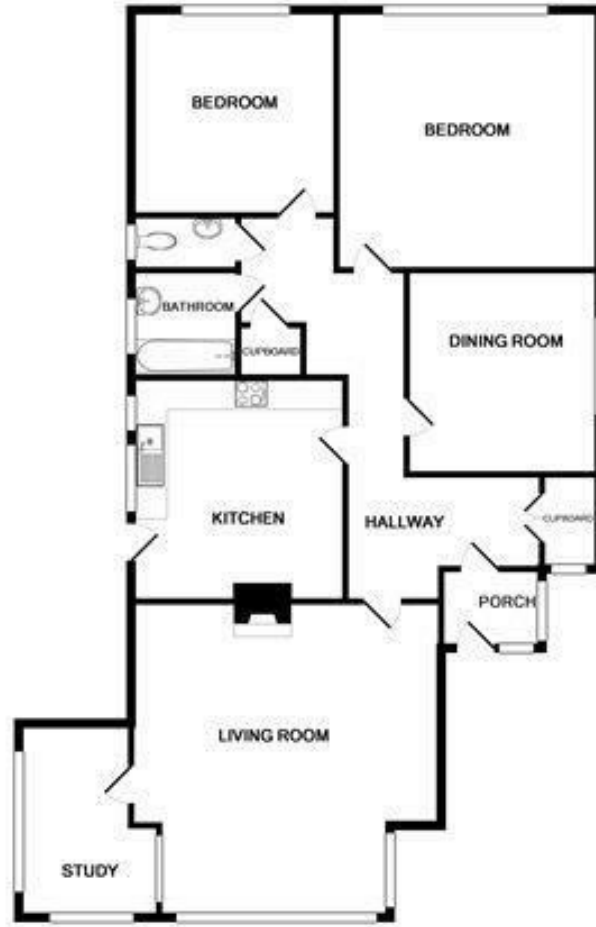
- Payment of £65 plus vat to change or make a variation to the tenancy agreement.
 - Payment of interest for the late payment of rent at a rate of 3% after 14 days
 - Payment of £35 plus vat for the reasonably incurred costs for the loss of keys/security devices.
 - Payment of any unpaid rent or other reasonable costs associated with the tenant's early termination of the tenancy.
- Please note that early surrender will incur a higher fee to cover landlords costs.

DURING THE TENANCY PAID BY THE TENANT (PAYABLE TO THE UTILITY PROVIDER OR LANDLORD)

- Utilities - gas, electricity, water
- Communications - telephone and broadband
- Installation of cable/satellite
- Subscription to cable/satellite supplier
- Television license
- Council Tax

We may also charge for other permitted payments, not included above, under the relevant legislation, including contractual damages.

We are members of The Property Ombudsman and Client Money Protect.



TOTAL APPROX. FLOOR AREA 1041 SQ. FT. (96.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. If you are local to us and have a property to sell we would be delighted to provide you with a free market appraisal and market valuation carried out personally by Mark Oliver. Please contact our office for an appointment at a time to suit you. In regard to leasehold properties we strongly advise buyers to check the length of leases prior to proceeding.