

16 CHATHAM ROAD, BN11 2SP



£985 PER MONTH

- Redecorated & new carpets
- 1 bedroom
- Kitchen with new built in oven hob
- Great location easy walk to town, beach, station & hospital
- Parking off road
- Ground floor flat
- Large living room
- Shower room with new shower
- Patio garden

NEW DECOR AND CARPETS : An opportunity to RENT a lovely 1 bedroom ground floor flat situated in a most convenient location within easy walking distance of local shops, hospital, town centre and the seafront. Featuring a good sized living room, separate kitchen, bedroom and bathroom with shower. Parking space at the rear. Patio garden. Deposit £1136.53. Council Tax band A. EPC D Rating.

FERRING
01903 503111

WORTHING
01903 212128

— *Sales and Lettings* —

www.oliverestateagency.com

16 Chatham Road, BN11 2SP

PORCH



HALL

LIVING ROOM

Good sized living room with doors to the patio garden.





KITCHEN

New Oven and hob and fridge freezer.



BEDROOM



SHOWER ROOM & WC

New shower.



PATIO GARDEN



PARKING



COUNCIL TAX BAND A

EPC D

DEPOSIT £1136.53

INFORMATION

BEFORE THE TENANCY STARTS (PAYABLE TO THE AGENT)

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 due 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 licence
- 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	72
(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.