

35 WADHURST DRIVE, GORING-BY-SEA, BN12 4XA



£1,950 PER MONTH

- Detached Bungalow
- And Separate Dining Room / Study
- Fitted Kitchen Breakfast Room
- Close to Local Shops, Station and Bus Services
- Sought After Goring By Sea
- Two Reception Rooms ~ A Good Sized Lounge
- 2 Good Sized Double Bedrooms
- Gas Heating & Double Glazing
- Secluded South Facing Rear Gardens
- Within Walking Distance Of The Beach

A wonderful opportunity to rent a lovely well presented detached bungalow located in this highly sought after residential location in Goring By Sea. The accommodation comprises good size lounge, separate dining room / study with french doors leading to the rear garden. Well fitted kitchen breakfast room with integrated appliances, 2 good sized double bedrooms. Modern bathroom with shower & separate WC. Secluded south aspect rear garden. Double Glazing & Gas Central Heating. Attached garage and private driveway. This is a very good and convenient location and particularly well served with amenities, Goring By Sea Station and the local shopping parade and Tesco express are just 5 minutes walk away. The beach is approximately 10 - 15 minutes walk.

FERRING
01903 503111

WORTHING
01903 212128

— *Sales and Lettings* —

www.oliverestateagency.com

ENTRANCE

ENTRANCE PORCH

Enclosed entrance porch with inner glass door.

HALL

12'5" x 5'6" (3.8 x 1.7)

Spacious entrance hall. Airing Cupboard. Cloaks Cupboard.

LOUNGE

14'7" x 12'7" (4.47 x 3.86)

A good sized lounge with double doors leading through to the dining room / study.

DINING ROOM / STUDY

10'0" x 9'8" (3.05 x 2.97)

A bright sunny south facing room, making a great dining room or study with french doors to the south facing rear gardens.



FITTED KITCHEN BREAKFAST ROOM

12'9" x 10'5" (3.89 x 3.20)

A good sized well fitted kitchen with integrated hob, oven and extractor. Integrated fridge freezer. Plumbing for washing machine and a dishwasher. Door to the garden.



BEDROOM 1

14'0" x 12'0" (4.27 x 3.66)

A large double bedroom with dual aspect.



BEDROOM 2

11'10" x 9'8" (3.61 x 2.97)

A good sized double bedroom with a sunny dual aspect.



BATHROOM

White suite with shower.



SEPARATE WC

WC.

SECLUDED SOUTH ASPECT REAR GARDENS

A delightful and secluded south aspect easy to maintain rear garden, laid to lawn with flower and shrub borders. Side Gate. Door to the garage.



FRONT GARDENS

The property is set back from the road with an attractive front gardens, laid to lawn with flower and shrub borders.



PRIVATE DRIVE WAY & GARAGE

A long private drive leads to the attached garage with up and over door.



INFORMATION

Gardening services and lawn mowing, please ask for details.

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 paid to the landlord.

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)

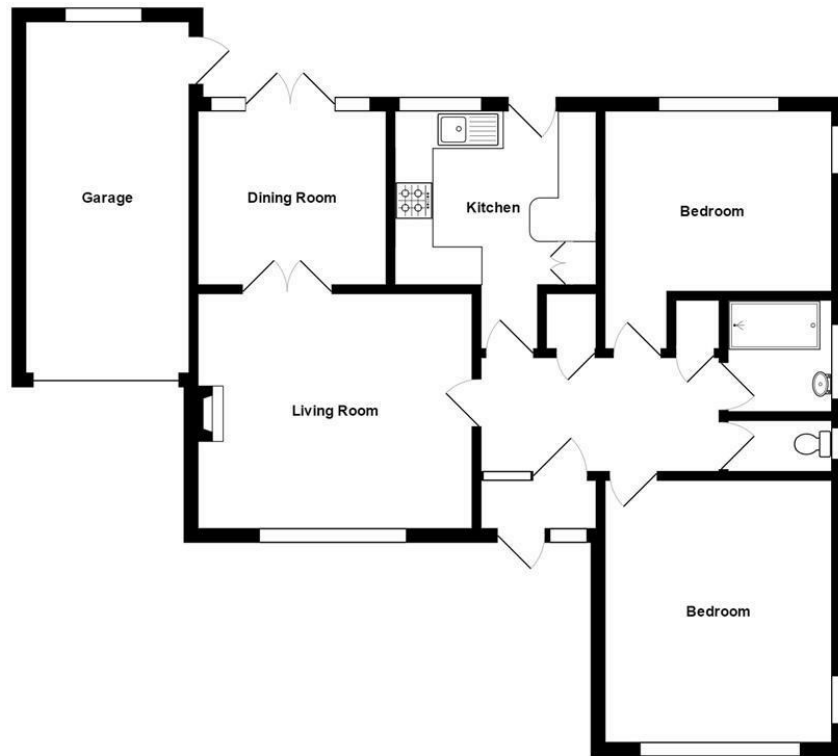
- Utilities - gas, electricity, water
- Communications - telephone and broadband
- Installation of cable/satellite
- Subscription to cable/satellite supplier
- Television license
- Council Tax

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.

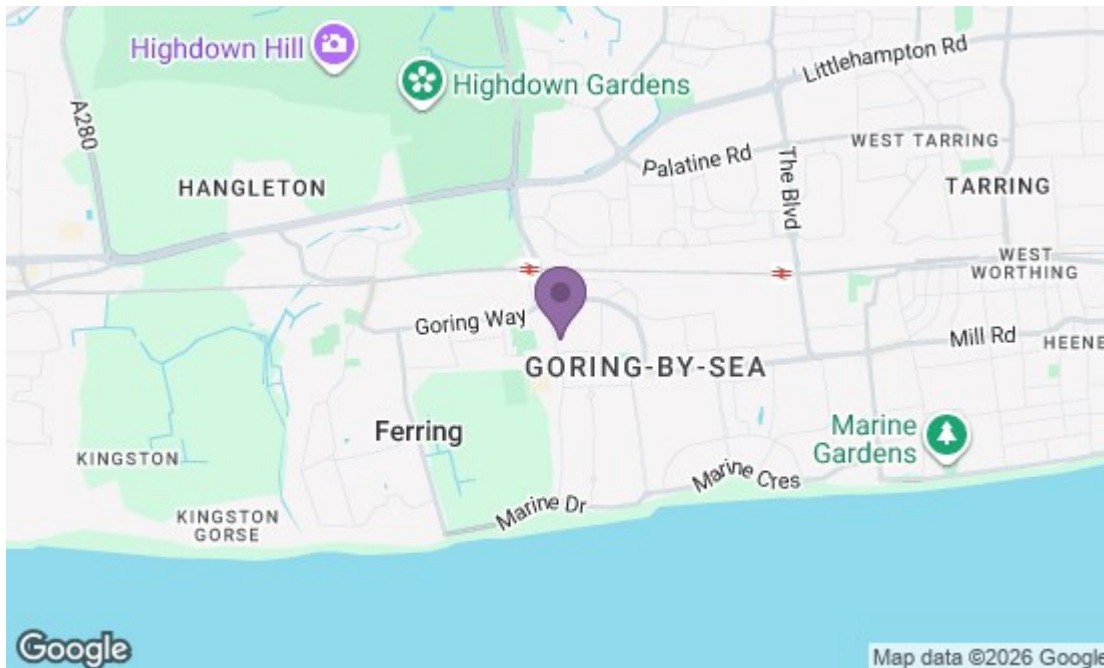
COUNCIL TAX BAND E

DEPOSIT £2250.00



Total Area: 97.9 m² ... 1054 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		87	
(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			92
(81-91) B		81	
(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.