

1 OCEAN DRIVE, FERRING, BN12 5QP



£1,475 PER MONTH

- Beautiful first floor flat with outside space
- 2 double bedrooms
- Luxurious bathroom with bathtub and rain shower
- Gas heating & double glazing
- West facing balcony / terrace
- Lovely village location
- Fitted kitchen with fully integrated appliances
- Bright freshly decorated interior
- Dual aspect bright & light living room
- Just minutes walk to the beach and local shops

A rare opportunity to rent a beautifully presented and immaculate bright, light and spacious first floor apartment with west facing balcony / terrace. The apartment is presented to a high specification blending the perfect combination for a very comfortable home. Featuring a stylish interior with fitted high gloss kitchen with fully integrated appliances. Luxurious bathroom with bath tub and rainfall dual spray shower. Lovely bright and sunny dual aspect living room and 2 double bedrooms. West aspect balcony / terrace. Sough after quiet residential area just minutes walk to the beach. Bright fresh recently decorated neutral decor, double glazing, gas heating and many other fine details. Own secure private front door entrance with outside lighting. VIEWING IS HIGHLY RECOMMENDED.

FERRING
01903 503111

WORTHING
01903 212128

— *Sales and Lettings* —

www.oliverestateagency.com

OWN SELF CONTAINED PRIVATE ENTRANCE

The apartment has its own self contained private entrance. Outside are 2 up and down porch lights.

ENTRANCE HALL

Leading up the stairs to a half landing and first first floor hallway / landing.

FIRST FLOOR HALL WAY / LANDING

Oak doors with stainless steel door handles throughout. A bright and spacious first floor hallway / landing.

LIVING ROOM

14'6" x 12'9" (4.43 x 3.89)

The lovely large sunny living room has a dual aspect facing both South and West allowing a flood of natural sun light into the room. The large picture windows allow views of the surrounding village and broad sky scapes of the sky line .

FITTED KITCHEN

8'2" x 7'10" (2.49 x 2.40)

A beautiful fitted kitchen with a west aspect and door to the balcony terrace. Featuring a superb range of high white gloss units with Calcutta mineral work tops. The kitchen is fully fitted with integrated appliances. Neff black glass induction hob and Neff fan assisted oven. Integrated hob extractor. Integrated fridge freezer and an integrated washing machine and a dishwasher. Concealed LED ambient work top lighting Stainless steel sink unit with chrome mixer tap.

BEDROOM ONE

11'8" x 11'8" (3.58 x 3.56)

A large double master bedroom with a large picture window with good views of the village centre. Walk in utility and boiler cupboard housing the gas fired combi boiler.



BEDROOM TWO

12'4" x 11'8" (3.76 x 3.56)

A large second bedroom also with good views of the village centre.



FITTED BATHROOM WITH BATH TUB AND SHOWER

A luxurious bathroom. Part tiled walls with bath tub and rain shower shower and dual spray. Paneled bath tub with mixer tap and glazed bi fold shower screen. High gloss white vanity unit with 2 deep storage soft close storage drawers. Chrome accessories. Mirrored bathroom cabinet. Chrome heated towel rail. WC with soft close seat.

WEST FACING BALCONY / TERRACE

A super west facing balcony terrace with iron railings and decking. Outside lighting.

THE BEACH

The beach and the colourful row of beach huts and beach cafe. Views to the Isle Of Wight on a clear day. River walks along the Rife and coastal paths



STREET VIEWS

The picturesque village setting and surroundings. Local shops, post box and bus service.



COUNCIL TAX BAND A £1658.16 PER YEAR

DEPOSIT £

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/ariel
- 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.

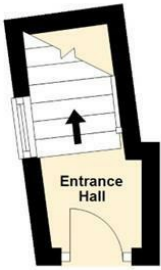
We are members of The Property Ombudsman and Client Money Protect.

First Floor

Approx. 61.8 sq. metres (664.8 sq. feet)
(excluding Balcony)

Ground Floor

Approx. 2.5 sq. metres (27.3 sq. feet)



Total area: approx. 64.3 sq. metres (692.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(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.