

**6 DORCHESTER GARDENS, WEST WORTHING, BN11 5AY**



**£1,395**

- Lovely Bright & Spacious Flat
- West Facing Balcony
- Fitted Kitchen With Built in Appliances
- Easy Walk To Station & Shops
- Super Location Just A Short Walk To The Beach
- 2 Double Bedrooms
- Lounge Dining Room
- Bathroom + Bath+ Shower
- Garage
- Well presented

An opportunity to rent a lovely bright and spacious second floor apartment in this highly sought after location in West Worthing. Within easy walking distance of the station, shops, beach and the town centre. This lovely spacious flat features 2 good sized double bedrooms. Large west aspect lounge dining room to west aspect Balcony. Superb fitted kitchen with built in appliances. Bathroom with large bath tub & a shower enclosure. Separate WC. Carpet to the bedrooms. Garage in compound. West facing balcony. A really great apartment in a fantastic location..

**FERRING**  
01903 503111

**WORTHING**  
01903 212128

— *Sales and Lettings* —  
[www.oliverestateagency.com](http://www.oliverestateagency.com)

**COMMUNAL ENTRANCE**

0'0" x 0'0" (0.00 x 0.00)

Stairs to the second floor.

**ENTRANCE HALL**

0'0" x 0'0" (0.00 x 0.00)

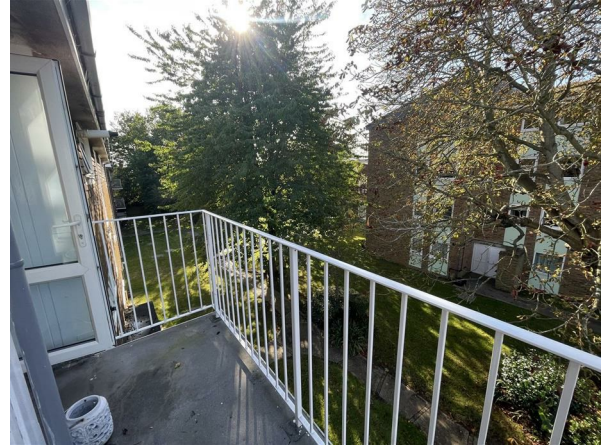
Private front door to the spacious entrance hall.

**LOUNGE DINING ROOM**

A good sized bright west facing room with laminate flooring and double glazed windows and door to the balcony.



**WEST ASPECT BALCONY**



**FITTED KITCHEN**

Very well proportioned with units, alliances and working surfaces. Gas heating boiler.

### BEDROOM 1

Fitted wardrobes.



### BEDROOM 2

Built in wardrobe.



### STREET VIEW FROM BEDROOM 2



**BATHROOM + BATH & SHOWER**

White suite. Panelled bath plus a separate shower enclosure.



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### SEPARATE WC



### GARAGE

In nearby block.

### REAR VIEW OF BUILDING & BALCONY

### STREET VIEWS



**DEPOSIT £1442.30**

**COUNCIL TAX BAND B**

### 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 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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.