

**8 ST MALO COURT ST HELIER ROAD, SOUTH
FERRING BN12 5EV**



£1,275

- Lovely First Floor Flat
- 2 Double Bedrooms
- Kitchen
- Sought After Location
- Own Entrance
- A Short Walk To The Beach
- Lounge Dining Room
- Bathroom With White Suite
- Garage

An opportunity to RENT a spacious first floor flat just a short walk from the beach. This superb bright apartment features it's own entrance, 2 double bedrooms, good sized lounge dining room, kitchen, and modern bathroom and a garage.

FERRING
01903 503111

WORTHING
01903 212128

— *Sales and Lettings* —

www.oliverestateagency.com

OWN PRIVATE ENTRANCE

Front door to the ground floor entrance hall with stairs leading to the first floor landing.



FIRST FLOOR LANDING

Large built in cupboard.



LOUNGE DINING ROOM

16'0" x 15'9" (4.87 x 4.81)

A very good sized room. Fireplace. Radiator. Double glazed windows. Wall lights. Sliding doors to kitchen. Door to the landing.



FITTED KITCHEN

11'1" x 8'4" (3.37 x 2.54)

A fitted kitchen featuring a good range of units. Wall mounted gas fired boiler, Double glazed windows. Sliding doors to the lounge dining room. Door to the landing. Radiator.



BEDROOM 1

12'11" x 11'3" (3.94 x 3.43)

Double bedroom. Radiator. Double glazed windows.



BEDROOM 2

11'0" x 12'5" (3.36 x 3.78)

Double bedroom. Radiator. Double glazed window.



BATHROOM & WC

8'8" x 5'7" (2.64 x 1.69)

The bathroom was refitted in 2019. Featuring a white suite with paneled bath and fitted shower. Wash hand basin. WC. Radiator. Double glazed window. Tiled walls. Cabinet.



GARAGE

In a block to the rear with up and over door.



8 St Malo Court St Helier Road, South Ferring, BN12 5EY

REAR VIEW



STREET VIEWS



COUNCIL TAX BAND C

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.

DEPOSIT £1471.15

COUNCIL TAX BAND C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	63	
(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		80
(81-91) B		
(69-80) C		
(55-68) D	58	
(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.