

16 CHATHAM ROAD, BN11 2SP



£925 PER MONTH

- Lovely Ground Floor Flat
- 1 Bedroom
- Separate Kitchen
- Parking space
- Easy walking distance to the beach
- Lounge Dining Room
- Bathroom
- Great Location

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 lounge dining room, separate kitchen, bedroom and bathroom with bath tub. Parking space at the rear. Deposit £1067.30. Council Tax band A. EPC E Rating.

FERRING
01903 503111

WORTHING
01903 212128

— *Sales and Lettings* —

www.oliverestateagency.com

ENTRANCE HALL

Entrance hall.

LOUNGE DINING ROOM

14'10" x 11'8" (4.542 x 3.581)

A bright room with a bay window and west aspect. Double glazed window.



KITCHEN

10'7" x 6'5" (3.227 x 1.960)

Kitchen with a range of units. Double glazed window.



BEDROOM

13'11" x 8'1" (4.249 x 2.485)

A good sized double bedroom.



BATHROOM

13'11" x 8'1" (4.249 x 2.485)

White suite. Panelled bath. Wash hand basin and wc.



PARKING SPACE

At the rear.

COUNCIL TAX A

DEPOSIT £1067.30

INFORMATION

Rent

As agreed in the tenancy

The contractual rent for the property.

Holding Deposit

Equivalent to one week's rent (statutory maximum)

A refundable holding deposit to reserve the property, capped at one week's rent under the Tenant Fees Act 2019.

Tenancy Deposit

Five weeks' rent (or six weeks' where annual rent is £50,000 or more)

A refundable tenancy deposit, protected in a government-authorised scheme. Capped at five weeks' rent where the annual rent is less than £50,000, or six weeks' rent where the annual rent is £50,000 or more.

Late Rent Interest

Bank of England base rate + 3%

Interest may be charged only where rent is more than 14 days overdue, at no more than 3% above the Bank of England base rate, and only if permitted by the tenancy agreement.

Lost Keys / Security Devices

Reasonable cost of replacement

The reasonable cost of replacing a lost key or security device, where permitted under the tenancy agreement. Evidence of cost will be provided on request.

Variation, Assignment or Novation

£50, or reasonable costs if higher

Where a change to the tenancy is requested by the tenant. Capped at £50, or the landlord's / agent's reasonable costs if higher, under the Tenant Fees Act 2019.

Early Termination

Landlord's loss / reasonable costs

Where early termination is requested by the tenant. Limited to the landlord's loss and the agent's reasonable costs arising from the termination.

Utilities, council tax and similar

As billed by the relevant provider

Payments for utilities, communication services, TV licence and council tax where the tenant is responsible under the tenancy.

FRONTAGE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	65
(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.