25 BROOK LANE, SOUTH FERRING, BN12 5JD



£1,550 PER MONTH

- WELL PRESENTED SEMI DETACHED BUNGALOW
- GOOD SIZED LIVING ROOM
- FITTED KITCEHN
- FAMILY BATHROOM
- ATTRACTIVE WEST ASPECT REAR GARDEN
- SOUGHT AFTER LOCATION
- CONSERVATORY
- 2 DOUBLE BEDROOMS
- GAS HEATING AND DOUBLE GLAZING
- GARAGE & OFF ROAD PARKING

An opportunity to RENT a well presented semi detached bungalow in sought after South Ferring. Featuring a good sized living room with a conservatory, fitted kitchen, 2 double bedrooms and a family bathroom. Double glazing, gas heating. Attractive west aspect rear garden, garage and off road parking.

PORCH

ENTRANCE HALL

LIVING ROOM





CONSERVATORY



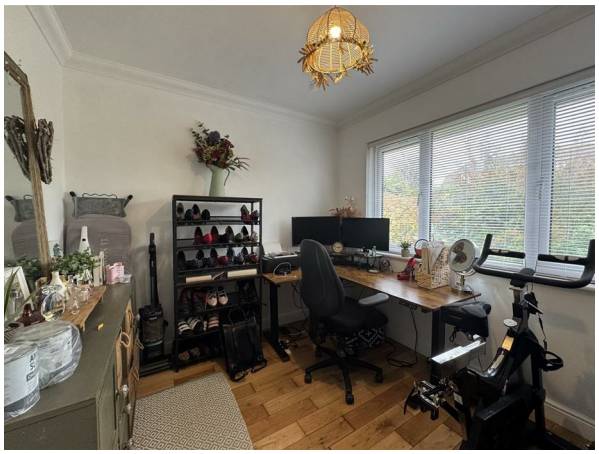
KITCHEN DINER



BEDROOM 1



BEDROOM 2



BATHROOM



REAR GARDEN





FRONT GARDEN

GARAGE



DRIVEWAY



COUNCIL TAX BAND C

DEPOSIT £1840.38

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)

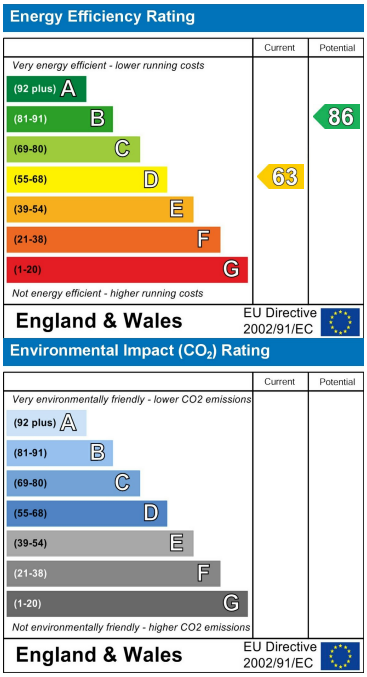
- Utilities - gas, electricity, water
- Communications - telephone and broadband

- 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.

25 Brook Lane, South Ferring, BN12 5JD





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 stongly advise buyers to check the length of leases prior to proceeding.