

**£1,400**

**Garden Close**

Lancing, BN15 9SZ

## PROPERTY SUMMARY

We are delighted to present to the rental market this refurbished 2 bed house in a quiet close in Sompting.

The property has been redecorated throughout with new carpets, windows have been replaced where required and serviced, new kitchen work tops and sink to name but a few of the improvements works in this property. It has 2 bedrooms both of which are doubles and have built in storage with the master close to a very generous 15 sqm, modern kitchen diner and bathroom, large very well lit lounge. uPVC double glazed porch for added storage and security. Gas Central heating throughout. Low maintenance rear and front gardens.

All situated in popular Sompting area in a quiet close. Plenty of local amenities nearby and beach is no more than a short walk away. Plenty of bus routes nearby and mainline station. A27 is only a 2/3 min drive away provide excellent transport links.

£42,000 p/a required for referencing purposes.

2



1



1





**LOCAL AUTHORITY**

Worthing

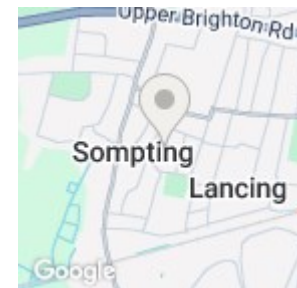
**TENURE**

**COUNCIL TAX BAND**

B

**VIEWINGS**

By prior appointment only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	70	
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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