

Lettings

45 | The Avenue | Shoreham-By-Sea | West Sussex | BN43 5GJ

H.J. BURT
Chartered Surveyors : Estate Agents

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Rental Guide: £2,200 - Per calendar month - Furnished

3 | 2 | 2 | EPC D

- Semi detached house with parking
- EPC: D |Council Tax: D |Deposit: £2,538.00
- Three bedrooms, two bathrooms
- Fabulous open plan kitchen/living space
- Front & rear gardens
- Tastefully furnished to a high standard
- Rent includes gardening during summer months

Description

A spacious semi detached three bedroom property with fabulous open plan kitchen/living space, front and rear gardens and off street parking. Tastefully furnished to a high standard and located in sought after North Shoreham, being well placed for access to Countryside walks and the mainline station.

KItchen/Family Room 24' 5'' x 18' 11'' (7.453m x 5.770m)
A fabulous open plan space with kitchen area fitted with a good range of modern base units with a wood effect worktops and central island, range cooker with extractor over, washing machine, integrated dishwasher, American style fridge freezer opening to living space with sofa and table and chairs. French doors double glazed overlooking the garden.

Lounge 14' 8'' x 12' 0'' (4.474m x 3.661m)
Fireplace with woodburning stove, double glazed window overlooking front neutral decor.

Shower Room
modern white suite comprising shower cubicle, WC and basin inset into vanity unit.

Utility cupboard
housing tumble dryer.

First Floor Landing
built-in airing cupboard and built-in wardrobe.

Bedroom 1 12' 0'' x 9' 10'' (3.656m x 2.990m)
neutral decor range of fitted mirrored wardrobes double glazed window cream carpets double bed dressing table with drawers.

Bedroom 2 11' 10'' x 11' 5'' (3.610m x 3.476m)
Cream carpet double glazed window overlooking garden, radiator double bed, chest of drawers and dressing table.

Bedroom 3 10' 0'' x 7' 11'' (3.042m x 2.402m)
Double glazed window overlooking garden, range of fitted mirror fronted wardrobes, radiator, cream carpet

Bathroom
Fitted with a modern white suite comprising bath with shower attachment over, separate shower cubicle, basin inset into vanity unit and low-level WC, tiled floor and walls, recessed spotlights, obscured double glazed window.

Outside
Driveway providing off road parking for a number of cars. Pretty rear garden with patio area and summerhouse and sheds.

Location

What3words:///neatly.glides.cracking

Information

1. **Outgoings:** The Tenant will be responsible for all electricity, gas, telephone, water and drainage charges on the property.
2. **Council Tax:** The Tenant will be responsible for paying the Council Tax and will ensure that the occupants are registered with the Local Authority on commencement of the Tenancy. Tax Band D.
3. **Services:** Mains water, gas & electricity are connected. Gas central heating.
4. **Photos & particular prepared:** November 2026 (Ref JL MARLA).
5. **Property Reference:** HJB02478

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Lettings Department
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Score
Energy rating
Current
Potential
92+
A
81-91
B
69-80
C
55-68
D
39-54
E
21-38
F
1-20
G
64 D
82 B