

Lettings



25 Adur Valley Court | Towers Road | Upper Beeding | West Sussex | BN44 3JN

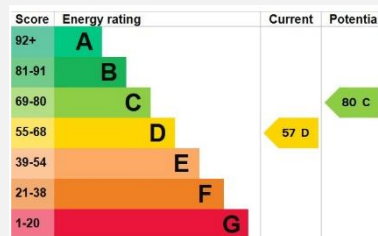
H.J. BURT
Chartered Surveyors : Estate Agents

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Rental Guide: £825 - Per calendar month - Un-Furnished



- Ground floor EPC: D | Council Tax: B | Deposit: £951.00
- One bedroom apartment
- Modern white bathroom
- Night storage heating
- Newly decorated & carpets to be fitted
- Close to local bus routes & village shops



Description

Ground floor one bedroom apartment in the heart of popular Upper Beeding close to local bus routes and village shops. With spacious newly decorated accommodation comprising: Entrance hall with storage, living room, double bedroom, modern kitchen & modern white bathroom.

Entrance Hall
airing cupboard

Lounge 18'3 x 9'10 (5.56m x 3m)
double glazed window, night storage heater, new carpets being fitted

Kitchen 7' 8" x 6' 10" (2.34m x 2.08m)
Range of fitted wall and base units with electric cooker, space for washing machine, double glazed window, newly tiled floor

Bedroom 12' 0" x 9' 11" (3.65m x 3.02m)
double glazed window, electric heater, new carpets being fitted

Bathroom
modern white suite comprising bath with electric shower over, low level w.c and wash hand basin inset to vanity unit , double glazed window, tiled floor and fully tiled walls

Location

Tower Road is situated within a few minutes' walk to the local shopping parades of Hyde Square and the local Primary School. Well located for access to the South Downs and walks along the River Adur. Upper Beeding is approximately 2 miles distance to the centre of the old market town of Steyning. Shoreham-by-Sea, approximately 5 ½ miles to the South-East has a main line railway station (with services along the South Coast to Gatwick and London Victoria) a small airport and a harbour. The city of Brighton with its excellent range of shops and recreational facilities is approximately 5 miles to the East of Shoreham whilst Worthing is a similar distance to the West of Shoreham.

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 B.
3. **Services:** Mains water & electricity are connected. Night storage heating.
4. **Photos & particular prepared:** (Miss Julie Langmaid MARLA)
5. **Property Reference:** 52081

Viewing

An internal inspection is strictly by appointment with: **H.J. BURT Lettings Department**
01903 879488 | www.hjburt.co.uk | steyning@hjburt.co.uk



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IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.