



£1,100 Per Calendar Month

33 Sandpiper Court, Cormorant Way East Wittering, West Sussex PO20 8RD

BAILEYS



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Private Entrance:

Stairs giving access to:

Hall:

Night storage heater, airing cupboard and large store cupboard off. Access to loft storage area.

Sitting/Dining Room:

Eastern aspect with window seat overlooking garden, breakfast bar, night storage heater, direct access to:

Kitchen:

Part tiled, range of matching wall cupboards and base units, work surfaces, inset single drainer stainless steel sink top, built-in 'Bosch' oven, 4 ring electric hob with extractor over, fridge freezer, plumbing for dishwasher,

Bedroom One:

(E) Built-in double wardrobe, wall mounted panel heater, TV point.

Bedroom Two:

Built-in double wardrobe, wall mounted panel heater, TV point.

Bathroom:

Part tiled walls. Panelled bath, 'Mira Sport' shower, hand basin, low level W.C., ceramic tiled floor, underfloor heating.

Outside:

There are well tended communal gardens laid to lawn with hedged borders.

Allocated Car Port:

In separate compound with additional visitors parking.

Council Tax Band:

C.

EPC rating:

D.

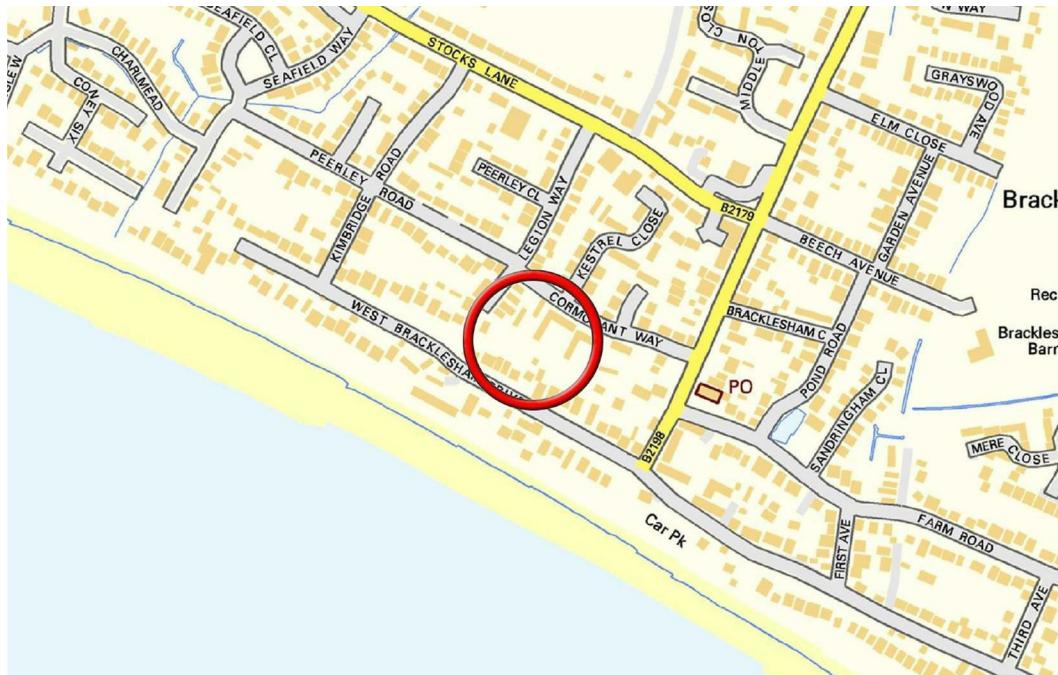
Viewing:

By appointment through this office please.

Tenant Costs:

References will be taken out with Homelet Referencing. Tenants Reference fee is £150 incl. VAT for a single person and £200 incl VAT for two people.





Sandpiper Court, Flat 33, Cormorant Way PO20 8RD

APPROX. GROSS INTERNAL FLOOR AREA 725 SQ FT 67.35 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Working in co-operation with the owners we have tried to be accurate and informative in the presentation of our property details. Baileys would advise that no representations or warranties are made or given in respect of the condition of any items mentioned in the Sales Particulars. If however, you are not sure about a particular point please contact us to verify the information. This is especially important if viewing the property involves travelling some distance.

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