

2 ORKNEY COURT, WORTHING, BN13 3RN



£1,475 PER MONTH

- Newly decorated house with new carpets
- 3 Bedrooms
- Family Bathroom
- Garage
- Good Sized Living Room
- Kitchen
- West Facing Rear Garden

A great opportunity to rent a newly decorated terraced house in this popular location. Featuring a good sized living room, kitchen, 3 bedrooms and family bathroom. Brand new carpets and kitchen flooring. West facing rear garden and garage.

FERRING
01903 503111

WORTHING
01903 212128

Sales and Lettings

www.oliverestateagency.com

ENTRANCE PORCH

Storage cupboard

ENTRANCE HALL

Radiator. Stairs to first floor.

LOUNGE DINING ROOM

15'5" x 15'10" (4.71 x 4.83)

Over looking the rear garden with window and french door. Radiators.

KITCHEN DINER

9'9" x 9'6" (2.98 x 2.92)

Part tiled walls units with sink and cupboards and drawers with working surfaces. Wall mounted gas boiler.

FIRST FLOOR LANDING

BEDROOM 1

13'11" x 9'5" (4.25 x 2.89)

Radiator.

BEDROOM 2

11'4" x 9'5" (3.46 x 2.89)

Radiator.

BEDROOM 3

8'0" x 7'6" (2.45 x 2.31)

Radiator.

FAMILY BATHROOM

White suite with panelled bath with fitted shower. Wash hand basin. WC.

REAR GARDEN

West aspect rear garden.

FRONT GARDEN

Compact front garden.

GARAGE

17'1" x 8'8" (5.22 x 2.66)

With up and over door.



FLOOR PLAN

COUNCIL TAX BAND C

INFORMATION

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 is payable 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)

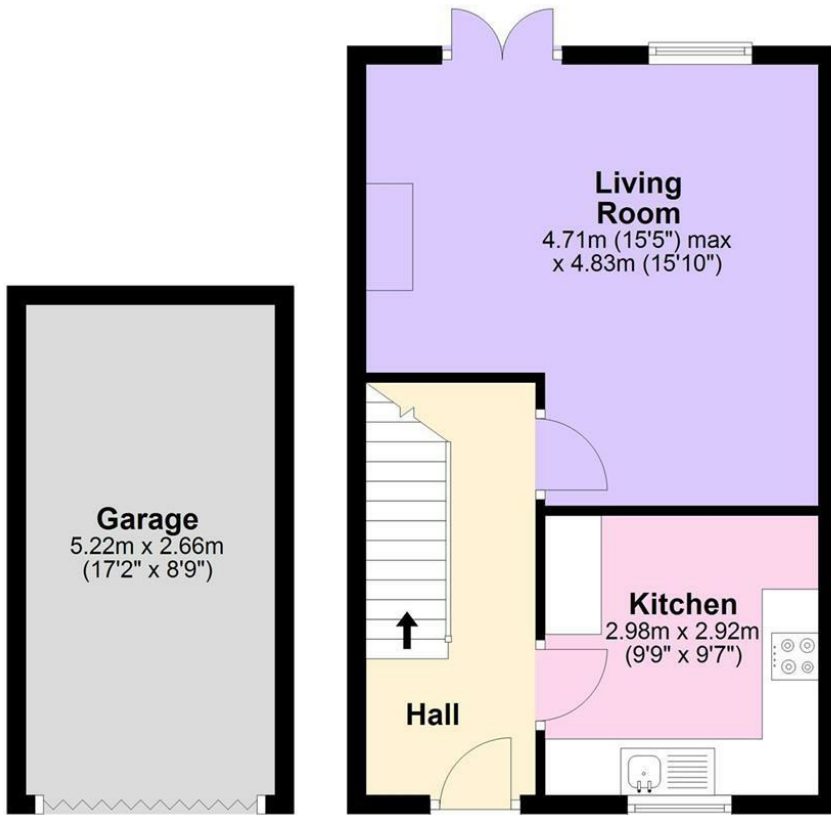
- Utilities - gas, electricity, water
- Communications - telephone and broadband
- Installation of cable/satellite
- Subscription to cable/satellite supplier
- Television license
- Council Tax

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.

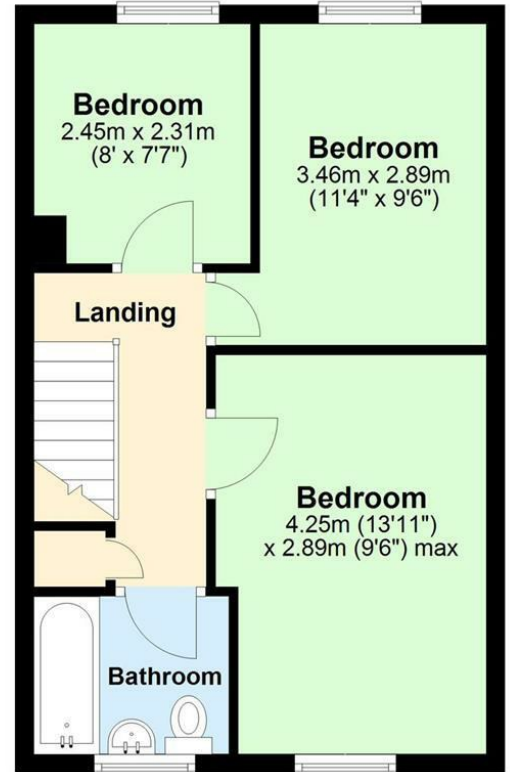
Ground Floor

Approx. 51.5 sq. metres (553.8 sq. feet)

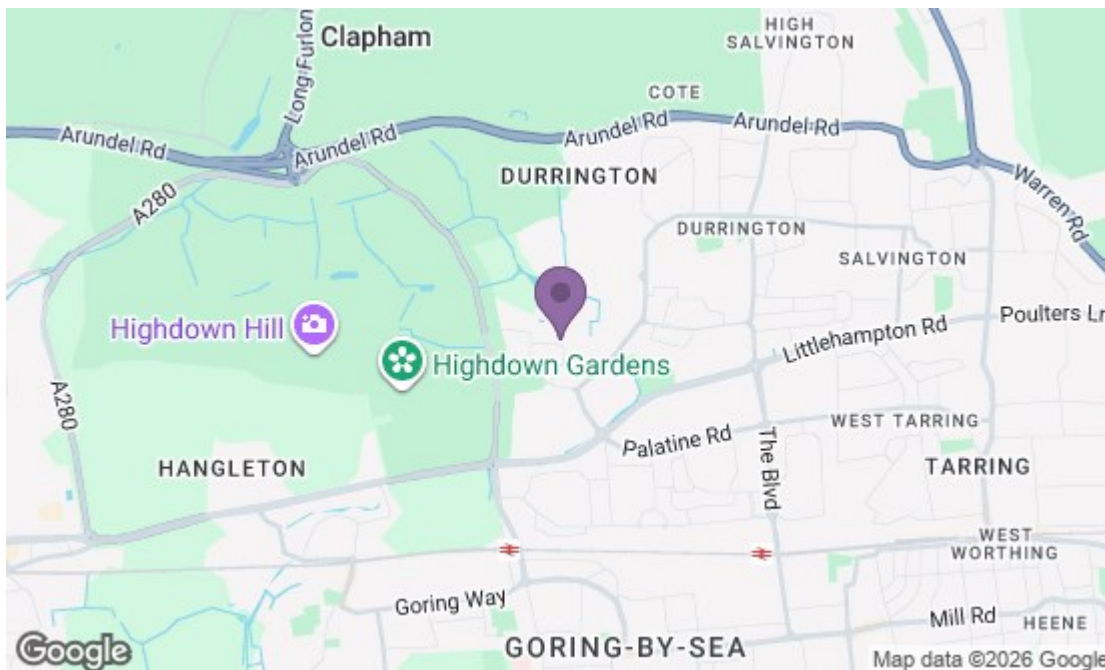


First Floor

Approx. 37.4 sq. metres (402.3 sq. feet)



Total area: approx. 88.8 sq. metres (956.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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