



RESIDENTIAL FLAT

ONE BEDROOM

**RENT: £710 Per Calendar
Month**

Refurbished Second Floor One Bedroom Flat To Let

- + Situated in Popular Village of Rustington
- + Close To A259 Road & Angmering Mainline Railway Station
- + Refurbished Throughout - Ready For Immediate Occupation
- + Double Glazing, Electric Heating, New Flooring
- + Additional Storage Room Included Within Rent
- + Viewing Highly Recommended



Location

Rustington is a thriving and popular village located on the south coast in between the cathedral city of Chichester (15 miles west), the seaside town of Worthing (8 miles east) and the city of Brighton (20 miles east). Rustington has superb road connectivity with the A259, A24 and A27 roads all within easy distance of the subject property. Angmering mainline railway station with its regular services along the south coast and north to London Victoria (journey time of 1 hour 35 minutes) is situated approximately 2 miles to the north. The village centre with its array of national and independent shops, eateries and public amenities is a five minute walk away from the property whilst the popular seafront and greensward is within 10 minutes.

Description

A well presented refurbished second floor one bedroom flat with private store in popular Rustington village. In brief the property comprises of shared communal entrance with floor to ceiling glazing with internal stairs leading to all floors. The available flat is at second floor level and comprises:

Entrance Hall (21'9" x 3'3") a bright hallway with newly laid carpet which provides access to all rooms.

Bathroom (5'4" x 6'7") a refurbished bathroom comprising of an electric shower, toilet & basin. A heated towel radiator on the wall.

Lounge (11'9" x 14'2") - A bright spacious room overlooking the front of the building, which is open plan in nature and benefits from superb natural daylight. The walls are freshly painted magnolia with new carpets. There is ample electrical sockets and a TV point.

Kitchen (7'1" x 8'7") A good sized L shape kitchen which leads on from the lounge. The kitchen benefits from a fitted electric oven and hob whilst there is space for a fridge/freezer and washing machine or dishwasher if required.

Bedroom (9'3" x 18') - A large double bedroom which extends from the front of the property to the rear. Newly carpeted with electric heating and double glazing.

Located on the second floor is a private storage room solely used by the occupants of this flat. The room extends to 45 foot and provides additional storage.

Externally the property has unallocated private off road parking. Further details available upon request.

Summary

- + **Term** – Minimum 6 Month AST Agreement
- + **Rent** - £710 Per Calendar Month
- + **Deposit** - £819.23
- + **Condition** – Unfurnished
- + **Council Tax Band** – A
- + **References** – Subject to Satisfactory References & Credit Checks

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	61 D
39-54	E		
21-38	F		
1-20	G		

Viewing & Further Information

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