

Lettings



23 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



- Spacious one bedroom apartment
- EPC: D | Council Tax: B | Deposit: £951.00
- Newly decorated and carpeted
- Fabulous newly fitted shower room
- Distant Downland views
- Modern kitchen with appliances
- Close to local shopping facilities

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	75 C
39-54	E		
21-38	F		
1-20	G		

Description

An extremely well presented one bedroom second floor apartment. Newly decorated and carpeted and with a fabulous newly fitted shower room, the spacious accommodation comprises: entrance hall with cloaks cupboard, large dual aspect lounge with distant downland views, modern kitchen with appliances and new modern shower room. Situated in a convenient location close to local shopping facilities and bus routes.

Living Room 9' 11" x 18' 2" (3.02m x 5.53m)

Newly decorated and carpeted, decorative pebble wall fire, TV & telephone point, window with distant downland views

Kitchen 6' 10" x 7' 8" (2.08m x 2.34m)

Fitted with a range of grey wall and base units, dishwasher, fridge freezer, electric cooker, washing machine, tiled floor, window with views

Hall

Large built in cupboard with hanging space, entry phone

Shower room

Newly fitted modern suite with large shower cubicle, basin inset into vanity unit and low level WC, tiled walls, double glazed window, electric stainless steel towel rail

Bedroom 9' 11" x 14' 4" (3.02m x 4.37m)

Newly decorated and carpeted, two built in wardrobes, TV aerial point, window with views

Location

Towers Road is situated within a few minutes' walk to the local shopping parades of Hyde Square and the local Primary School. The apartment is also 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, 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 and electricity are connected. Electric heating.
4. **Photos & particular prepared:** February 2024
5. **Property Reference:** HJB01478

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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