

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

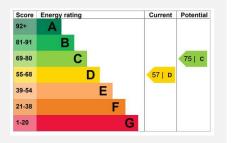






Rental Guide: £825 - Per calendar month - Un-Furnished

- 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



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.
- 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























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.