









SORRY - NOT SUITABLE FOR STUDENT LETS. Available on an unfurnished basis, this stunning ground floor apartment is finished to a very high standard with an outstanding kitchen and a lovely bathroom and is beautifully decorated throughout with oak coloured laminate flooring to most rooms. The property enjoys a quiet situation in this fashionable section of lower Southwick and is within easy commuting distance of the City centre and A19. Internal accommodation includes a living room, kitchen, two bedrooms and a bathroom and externally there is an enclosed courtyard to the rear. Benefiting from gas central heating and UPVC double glazing, this home is guaranteed to let immediately therefore early viewing is considered essential. Available Now.

MAIN ROOMS AND DIMENSIONS

Entrance

UPVC entrance door into lobby, stairs to first floor landing

Lounge/Dining Room 18'5" x 13'8"

Two UPVC windows to rear, two single radiator, electric coal effect fire, built-in storage cupboard.

Kitchen 7'1" x 6'6"

Contemporary fitted kitchen stainless steel extractor fan ceramic hob/oven, stainless steel sink unit, UPVC window to side. Plumbing for automatic washing machine.

Lobby

Door to rear access.

Bathroom

Laminate flooring, low level wc, pedestal basin, bath, combi boiler, single radiator, UPVC window to rear.

Bedroom One 17'1" x 11'9"

Laminate flooring, double radiator, large UPVC window to front.

Bedroom Two 10'7" x 7'10"

Laminate flooring, single radiator, UPVC window to front.

Externally

Front forecourt with wall enclosure.

Council Tax

The Council Tax Band is Band

Lettings Important Info.

We endeavour to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further

information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

Lettings Viewing Sea

To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6118 or book viewing online at peterheron.co.uk

Movein Costs

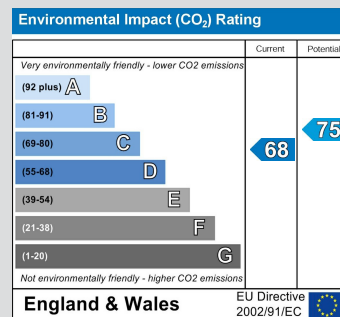
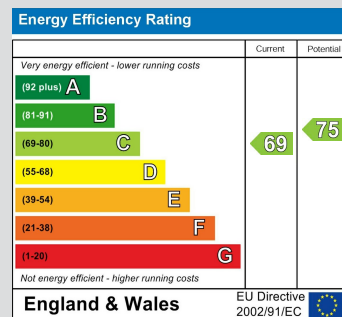
Before moving in you will need to pay one month's rent and a bond equal to a months rent.

Ombudsman Let

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon



Visit www.peterheron.co.uk or call 0191 510 3323