

# Russell Ponsford

The Estate & Letting Agents

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## **FFF, 103 MARINE PARADE, WORTHING, BN11 3QF.**

**AN EXTREMELY SPACIOUS AND WELL PRESENTED FIRST FLOOR FLAT ENJOYING DIRECT SEA VIEWS AND LOCATED CLOSE TO TOWN CENTRE.**



**RENT            £900            PER MONTH**

**THIS SPACIOUS FLAT OCCUPYING THE ENTIRE FIRST FLOOR OF THIS OLDER STYLE CHARACTER PROPERTY IS AVAILABLE FROM END SEPTEMBER 2010.**

**SOME OF THE MANY FEATURES INCLUDE:**

- SPACIOUS FIRST FLOOR FLAT
- THREE DOUBLE BEDROOMS
- 20FT LOUNGE WITH BALCONY & VIEWS
- MODERN FITTED KITCHEN
- GAS CENTRAL HEATING
- TWO BATHROOMS
- MOSTLY DOUBLE GLAZED WINDOWS
- CLOSE TO TOWN CENTRE & ITS AMENITIES
- AVAILABLE END SEPTEMBER 2010
- VIEWING IS STRONGLY ADVISED

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THE ACCOMMODATION WITH APPROXIMATE ROOM SIZES ARE AS FOLLOWS

Communal front door to:

**COMMUNAL  
ENTRANCE HALL:**

Feature hallway with stairs to first floor landing and personal door to:

**ENTRANCE HALL:**

Being on split levels, central heating radiator, dado rail, high ceilings, wood effect vinyl flooring, door to inner hallway with a large under stairs storage area, and doors to the following rooms:

**LIVING ROOM (S & W):**

20'0" x 21'0" into bay. Front & side aspect via large double glazed sash windows and French doors opening to south facing sun balcony enjoying views across the channel. High ceiling, radiators, picture rail, French doors to bedroom 1, feature marble fire surround with matching hearth and open recess, useful shelving.

**BEDROOM 1 (W):**

14'5" x 11'0" Side aspect via double glazed sash window, radiator, picture rail, high ceiling, feature marble fire surround with matching hearth and open recess, French doors to Lounge.

**BEDROOM 2 (W):**

11'9" x 11'4" Irregular shaped room. Side aspect via glazed sash window, picture rail, flush ceiling, radiator.

**BEDROOM 3 (N):**

12'0" x 11'0" Rear aspect via 2 x glazed sash windows, radiator, feature wooden fire surround with tiled hearth, picture rail, flush ceiling.

**KITCHEN (W):**

11'7" x 6'6" Comprising single bowl single drainer stainless steel sink with mixer tap set into block wood effect laminated rolled edge work top with range of base cupboards and drawers below, space for washing machine. Opposite having matching worktop with cupboards below, electric cooker, space for fridge/freezer, range of matching eye-level wall mounted shelved units, tall larder cupboards, wall mounted boiler supplying hot water & central heating, complimentary part tiled walls, flush ceiling, wood effect vinyl flooring.

**BATHROOM 1:**

12'0" x 6'7" Comprising panelled white bath with fitted electric shower, rail & curtain above, matching pedestal wash hand basin and low-level flush WC, obscured glazed sash window, part tiled walls, radiator, flush ceiling and extractor fan, vinyl flooring.

**BATHROOM 2:**

8'6" x 5'5" Comprising panelled white bath with mixer taps and shower hose attachment, wash hand basin & low-level flush WC, part tiled walls, radiator, obscure glazed sash window, flush ceiling, wood effect vinyl flooring.

**Agent's Notes:**

All dimensions are approximate. References to appliances and/or services do not imply that they are in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings.

All location aerial photographs and floor plans are for guidance and are only a general representation of the location and layout of the property and must not be considered to be accurate or true to scale.

VIEWING STRICTLY BY PRIOR APPOINTMENT THROUGH OWNERS SOLE AGENTS PLEASE

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