



£1,250 Per calendar month
Beam Ends, 17a Shore Road, East Wittering, West Sussex, PO20 8DY





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Situated above our office, a huge three bedroom flat extending over two floors offering over 150 sqm of floor area. Newly renovated, including new plumbing with gas central heating, kitchen, bathrooms, sanded wooden floors and new carpeting, the property is offered unfurnished and is available with immediate possession. It is situated right in the centre of East Wittering village and so 'Beam Ends' is very conveniently placed for the shops, local transport and the beach which is only 300m away.

Entrance Lobby

Stairs to first floor. 'Limed oak 'Parador' flooring.

Hall:

(North aspect) Stairs to second floor with feature 'Velux' picture windows.

Living/Dining Room:

(South, West and North aspect) A beautifully proportioned triple aspect room with beamed ceiling and leaded light windows. Open fire with brick hearth. Radiators.

Kitchen/Breakfast Room:

(Southerly aspect) Grey fitted units in with white granite composite 1 ½ bowl inset sink unit, range of wall and floor cupboard units including pan drawers, waste bin unit, cutlery drawer, pull out can unit. There is an integrated dish washer, electric built in oven with ceramic hob and cooker hood over. Space for fridge/freezer. Radiator. 'Limed oak 'Parador' flooring.

Bedroom Three:

(E and S) Double aspect. Radiator. Carpeted.

Bathroom:

(East aspect) Bath with main shower over and glass shower screen, low level w.c. and wash hand basin unit with drawers. Mirrored cabinet above with blue tooth speaker connection. 'Limed oak 'Parador' flooring.

Second Floor Landing:

(North aspect) 'Velux' windows.

Bedroom One:

(West aspect) Sanded floors. 'Velux' windows with blackout blinds facing south and north. Radiator.

Bedroom Two:

(East aspect) Sanded floors. 'Velux' windows with blackout blinds facing south and north. Radiator.

Shower Room:

Glass shower cubicle with mains shower unit and 'rain shower' head, low level w.c. and wash hand basin unit with drawers. 'Limed oak 'Parador' flooring. 'Velux' window facing south with sea view.

Outside:

Parking.

Viewing:

By appointment with the office.

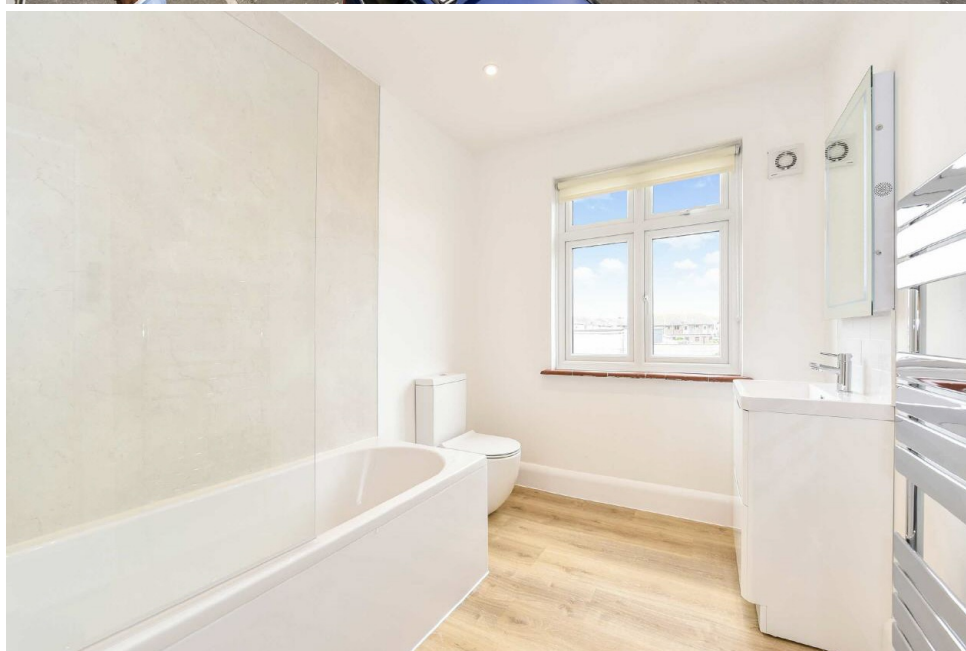
Tenancy:

'Beam Ends' is being offered unfurnished on an Assured Shorthold Tenancy. Tenants will be responsible for the utility bills. The deposit will be the equivalent of five weeks rent - £1442.









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APPROXIMATE GROSS INTERNAL AREA = 1638 SQ FT / 152.2 SQ M



This plan is for guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions or taking any action. (D3662735)

Produced for Baileys Estate Agents

Working in co-operation with the owners we have tried to be accurate and informative in the presentation of our property details. Baileys would advise that no representations or warranties are made or given in respect of the condition of any items mentioned in the Sales Particulars. If however, you are not sure about a particular point please contact us to verify the information. This is especially important if viewing the property involves travelling some distance.

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