



Baylis Walk
Broadfield, West Sussex RH11 9LB

£1,295

* well proportioned four bedroom terraced house * downstairs cloakroom * extensive double glazing * gas heating to radiators * fully enclosed rear garden * being re-carpeted and decorated prior to move-in * unfurnished *PETS AND DSS CONSIDERED *

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Enclosed Porch

Glazed front door, fully glazed to the front with walk-in storage cupboard, door to

Lounge/Dining Room

17'11 x 15'5 (5.46m x 4.70m)



Pair of s/wood french casement doors to rear garden, window to front, two single radiators

Inner Hallway

Stairs to first floor landing, doors to

Downstairs Cloakroom



White close coupled w.c, wash hand basin, single radiator, Upvc double glazed window

Fitted Kitchen

11'5 x 11'0 (3.48m x 3.35m)



Fitted with units at base and eye level, roll-topped work surfaces, single drainer sink, space for cooker, space and plumbing for washing machine, wall mounted gas fired boiler, Upvc double glazed window, Upvc double glazed door to rear garden, storage cupboard

First Floor Landing

Airing cupboard, walk-in storage cupboard, access to loft space, doors to

Bedroom One

11'4 x 11'1 plus door recess (3.45m x 3.38m plus door recess)



Upvc double glazed window, single radiator

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Bedroom Two

14'9 x 8'1 (4.50m x 2.46m)



Upvc double glazed window, single radiator

Bedroom Four

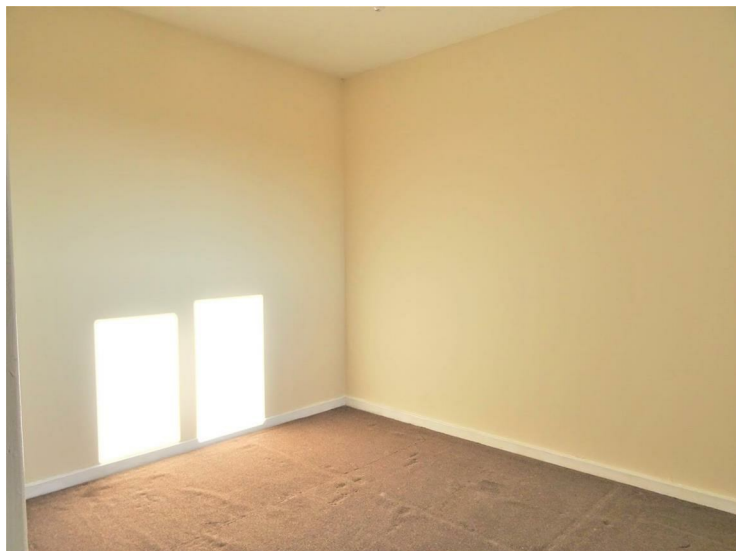
11'4 x 6'9 maximum (3.45m x 2.06m maximum)



Upvc double glazed window, single radiator

Bedroom Three

10'0 x 8'6 (3.05m x 2.59m)



Upvc double glazed window, single radiator

Bathroom



White suite comprising panel enclosed bath, close coupled w.c, wash hand basin, Upvc double glazed window

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To the Rear



Fully enclosed by timber fencing with gated rear access, patio leading to lawn

Disclaimer

Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

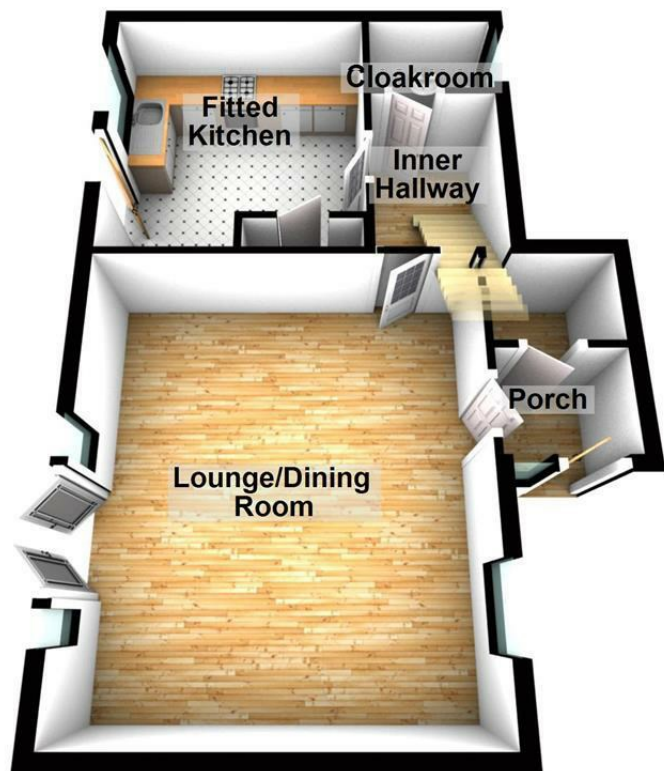
Security deposit a month and a half of the monthly rental value
check-in fee £178.80

Tenancy agreement £108.00

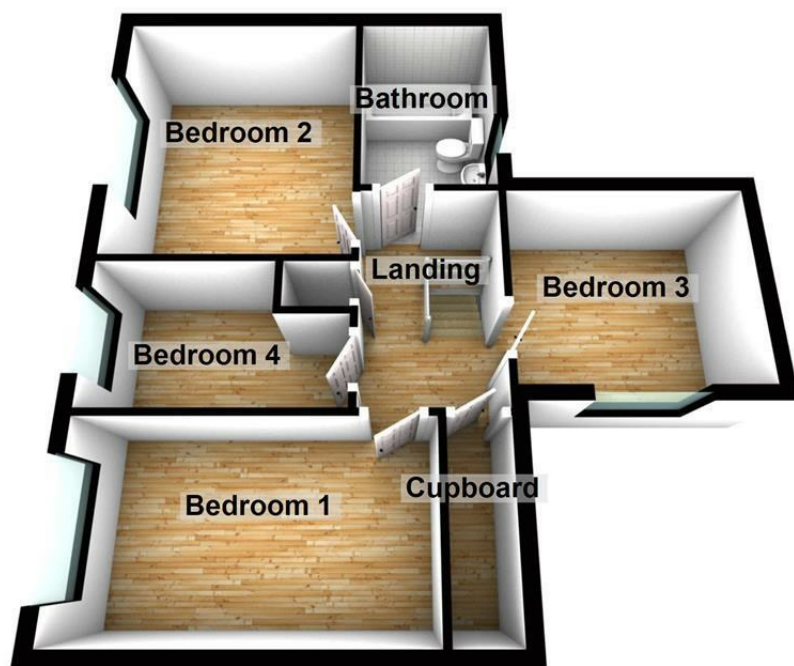
Referencing £106.80 per person



Ground Floor



First Floor



Floor Shapes and Sizes are not exact and merely an indication of layout
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	