



Swaledale Close
Southgate West, West Sussex RH11 8SB

£1,300

*four bedroom end of terrace house situated in Southgate West * The accommodation includes a downstairs cloakroom, lounge through to dining room * fitted kitchen * three bedrooms upstairs with a recently refitted bathroom * fourth bedroom downstairs * The property further benefits from Upvc double glazing * gas heating to radiators * drive for at least two cars * fully enclosed rear garden with gated access
* Available now * unfurnished *

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Entrance Porch

Bedroom Four/Family Room

16'4 x 7'8 (4.98m x 2.34m)



Upvc double glazed window, replacement carpet, single radiator

Lounge

14'4 x 11'2 (4.37m x 3.40m)



Upvc double glazed window, replacement carpet, double radiator, through to

Entrance Hall



Replacement carpet, stairs to first floor landing, single radiator, double built-in cupboard, further storage cupboard housing wall mounted gas fired boiler, doors to

Dining Room

11'2 x 9'0 (3.40m x 2.74m)



Pair Upvc double glazed french casement doors to rear garden, replacement carpet, single radiator, door to

Downstairs Cloakroom



White close coupled w.c, wash hand basin, part tiled walls

Fitted Kitchen

10'7 x 8'1 (3.23m x 2.46m)



Fitted with a range of units at base and eye level, roll-topped

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work surfaces, single drainer sink, built-in oven, gas hob, space and plumbing for washing machine, space and plumbing for dishwasher, further appliance space, Upvc double glazed window, tiled floor, part tiled walls

First Floor Landing



Access to loft space, airing cupboard, doors to

Bedroom One

13'7 x 11'3 (4.14m x 3.43m)



Double built-in wardrobe, single radiator, Upvc double glazed window

Bedroom Two

11'2 x 11'0 (3.40m x 3.35m)



Upvc double glazed window, single radiator

Bedroom Three

8'0 x 8'0 (2.44m x 2.44m)

Upvc double glazed window, single radiator

Family Bathroom



Refitted white suite comprising panel enclosed, closed coupled w.c, wash hand basin with pedestal, part tiled walls, Upvc double glazed window, single radiator

To the Front

Drive for at least one car

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To the Rear



Fully enclosed by timber fencing with gated side access, patio area 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





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			<div style="text-align: center;"> 84 </div>
(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			
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England & Wales		EU Directive 2002/91/EC	