

# Clifton Hill area. Very clean 2 bedroom flat in a quiet building. Unfurnished. No bills in



Location **South East, West Sussex**  
<https://www.freeadsz.co.uk/x-249124-z>

An unfurnished 2 bedroom flat on the second floor in a quiet building in the Clifton Hill area - a quiet residential area very close to the centre of town.

The rent (£1090) does not include any bills, so you will need to budget for Council Tax (approx £100 per month), Electric, Water, Gas, Telephone/ISP etc. I would think you would need a minimum of an extra £200 per month on top of the rent just for bills.

The flat will have been professionally cleaned and will be empty and ready to be tenanted on or around the 22nd February.

The living room is approx 6m x 3m

Both bedrooms are different sizes.

The main bedroom is spacious and light (approx 4.5m x 3.5m).

The second bedroom is narrow (but still wide enough to fit a double bed and other bedroom furniture). (Approx 4.5m x 2m)

The kitchen has a fridge, cooker and a washing machine (the photo was taken just before these were installed).

The flat has a current EPC.

This flat is about:

7 minutes walk from Churchill Square.

5 minutes walk from

5 minutes walk from Western Station. Lots of bus stops and shops.

5 minutes walk from the main station.

5 minutes walk to the sea.

There is central heating throughout the flat and the shower has POWER. Although you can also relax in the bath.

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Strictly no smokers or pets, and I'm sorry, but no DSS/LHA or students.

All of the people who live in this building are professionals and enjoy a quiet environment in the building.

Your deposit gets held in a registered deposit scheme and I am registered with the council as a landlord.



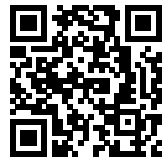
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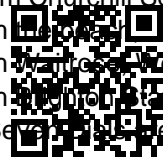
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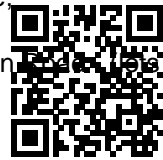
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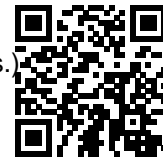
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There are no 'hidden' fees apart from deposit, rent, bills.

Parking is difficult in this area. Unless you currently have a 'Y' permit, anyone moving into the area might have to wait about a year to be able to park in this zone.

When you reply to this advert, please include a telephone number for a faster reply.  
Thank you.

To agents, please do not contact me offering any services.  
Thank.