



TO LET

5 Shetland Court
Worthing, West Sussex BN13 3RL



Location & Description

Located in Durrington a suburb of Worthing with local shopping facilities available at the Tesco Extra superstore nearby. The popular town centre of Worthing is located approx. 4 miles to the south where there is a comprehensive range of shopping facilities, amenities, bars, restaurants and the seafront & pier. There are regular bus services running nearby. Worthing is situated in between the cities of Chichester (18 miles west) and Brighton (13 miles east).

The property is a large, recently and extensively renovated detached building with garage to the side. It comprises 12 bedrooms which are all furnished and ready for immediate occupation.

The majority of rooms benefit from en suite facilities, with only 1 being an off suite shower room. The rooms have the benefit of 2 communal kitchens, 2 communal living areas and a substantial west facing rear garden.





Accommodation

The property has the following approximate floor areas:

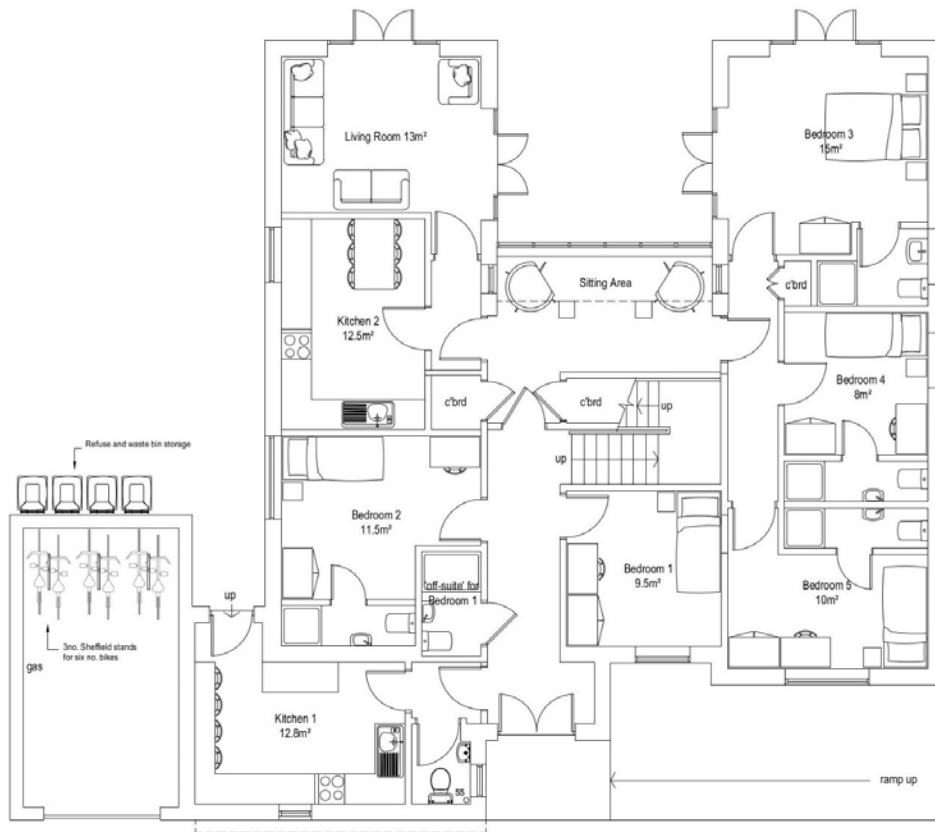
Area	Facilities	Sq ft
One (ground floor)	Off Suite	102 sq ft
Two (ground floor)	En Suite	124 sq ft
Three (ground floor)	En Suite, direct access to rear garden	161 sq ft
Four (ground floor)	En Suite	86 sq ft
Five (ground floor)	En Suite	108 sq ft
Six (first floor)	En Suite	145 sq ft
Seven (first floor)	En Suite	99 sq ft
Eight (first floor)	En Suite	99 sq ft
Nine (first floor)	En Suite	99 sq ft
Ten (first floor)	En Suite	100 sq ft
Eleven (first floor)	En Suite	99 sq ft
Twelve (first floor)	En Suite	172 sq ft
Kitchen 1		138 sq ft
Kitchen 2		135 sq ft
Living Room		135 sq ft
Sitting Room		140 sq ft
Total Area (ignoring circulation areas)		1,942 sq ft



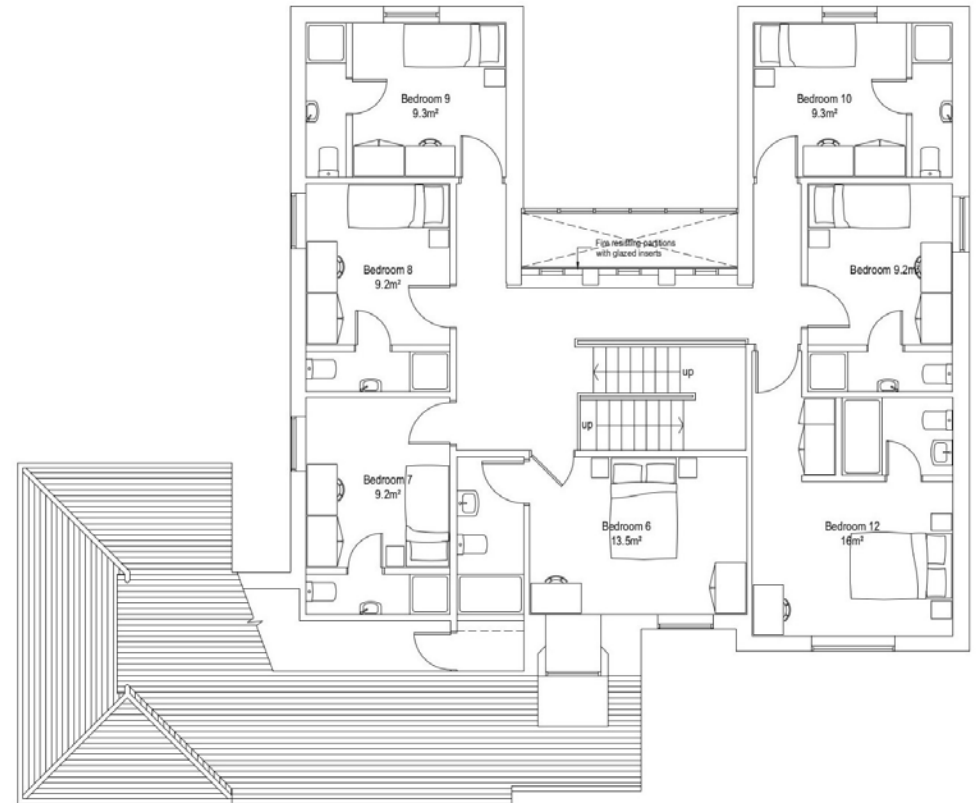


For identification purposes only

GROUND FLOOR PLAN



FIRST FLOOR PLAN





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Terms

To Let at £79,000 per annum exclusive.

EPC

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Legal Fees & VAT

Each party to bear their own legal costs incurred.

We are informed that the property is not VAT elected.

Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



Further Information

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Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

August 2021

