



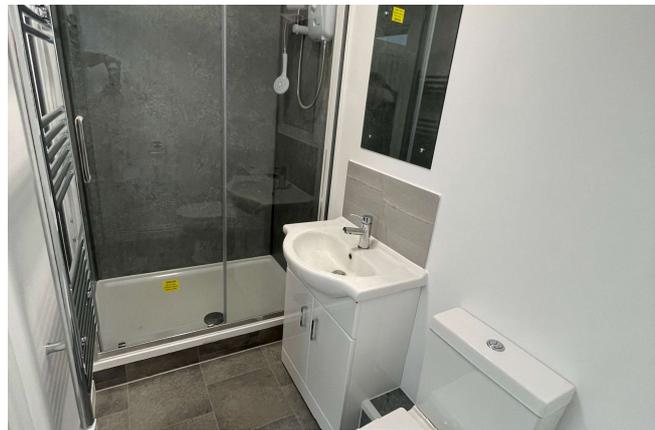
Residential Flat

1 Bed Flat

Rent: £850 Per Month

Newly Refurbished One Bedroom First Floor Flat In Town Centre

- + Newly Refurbished To High Standard
- + Secure Entryphone System
- + Situated In Heart Of Town Centre
- + Available For Immediate Occupation
- + Viewing Highly Recommended



Location

Worthing is a popular seaside town with a population in excess of 100,000 and is situated in between the cities of Brighton (13 miles east) and Chichester (18 miles west).

The property is situated just off Warwick Street one of the main principal shopping streets within the Town with nearby occupiers including Greggs, Wilko, Subway, ASK Restaurant and a handful of major banks and building societies.

The popular seafront and promenade is situated 850 yards to the south of the subject property whilst Worthing mainline railway station with its regular services along the south coast and north to London is situated approx. 1 mile to the north. The property is situated just off a popular bus route.

Description

A modern first floor flat which has been refurbished to a high standard situated just off Warwick Street in Worthing Town Centre. Accessed via the popular Warwick Lane an external staircase leads to a private front door. Internally the property benefits from a good sized kitchen / lounge area, with a brand new modern kitchen with electric hob/oven with space for refrigerator and built in washing machine.

The kitchen / lounge area has laminate flooring throughout. The bedroom is spacious with built in wardrobes, double glazed windows, ample electrical points and newly laid carpet. The shower room has a electric fitted shower, WC and sink with storage underneath.

The property has double glazing throughout beautiful skylights through and electric radiators. The property also benefits from a secure entry phone system.

Summary

- + Well Presented 1 bed Apartment
- + Electric Heating
- + Double Glazing
- + Close to Shops in Town Centre
- + Unfurnished
- + Secure Entryphone system

Terms

- + **Rent** - £850 Per Month (£10200 Per Annum)
- + **Deposit** - £980.76
- + **Term** - Initial 6 Month AST Agreement
- + **Council Tax** - Band A
- + **Condition** - Unfurnished

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	55 D
45-54	E		
35-38	F		
1-20	G		

Viewing & Further Information

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