



RESIDENTIAL FLAT

One Bedroom

**RENT: £815 Per Calendar
Month**

Modernised One Bedroom Flat in the Heart of Worthing Town Centre

- + Well Presented First Floor Flat
- + Secure Entryphone System
- + Available For Immediate Occupation
- + Situated Amongst Worthing's Popular Eateries, Drinking Establishments & Leisure Facilities
- + Viewing Highly Recommended



Location

Worthing is a popular seaside town with a population in excess of 100,000 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 national occupiers including Greggs, Wilko, Subway, KFC and a handful of major banks and building societies. The popular seafront and promenade is situated 500 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 close to a popular bus route.

Description

A modern first floor flat which has been well maintained and presents to a high standard situated on Warwick Street in the heart of Worthing Town Centre. The flat is accessed via both Warwick Street and Ann Street via secure entryphone system. Inside the property benefits from a spacious hallway with stairs leading to kitchen / lounge area. The kitchen benefits from electric hob/oven with space for refrigerator and washing machine. The kitchen area has laminate flooring whilst the lounge is fully carpeted. The bedroom is spacious with excellent natural light, ample electrical points and carpet. The shower room has an electric shower, WC and sink with storage underneath.

Accommodation

Floor / Name	Measurements	SQ FT
Kitchen	9'5" x 7'09"	67
Lounge	11'3" x 14'4"	163
Bedroom	11'9" x 11'5"	137
Bathroom	2'6" x 14"	36
Total		403

Key Features

- + Well Presented
- + Electric Heating
- + Double Glazing
- + Unfurnished
- + Close To All Town Centre Amenities

Summary

- + **Rent** - £815 Per Month (£9,780 Per Annum)
- + **Deposit** - £940.38 (5 Weeks)
- + **Term** - Initial 6 Month AST Agreement
- + **Council Tax** - Band A
- + **Condition** - Unfurnished
- + **Availability** - Immediate

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	49 E
21-38	F		
1-20	G		

Viewing & Further Information

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