



19 Fernhurst Court Brooklyn Avenue, Worthing, BN11 5QL
£1,275 Per Calendar Month

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We are pleased to offer to let this nicely presented, 2 bedroom, first floor flat with balcony. Ideally located, this property is close to main bus route for the 700 Coastliner bus to Brighton and a short walk to West Worthing mainline train station. Local amenities in Goring Road are also nearby. Seafront is 10 mins on foot. Large hallway. Bright & airy, large, separate kitchen with range of matching wall and base units. Integrated electric double oven, hob and space for washer/drier and fridge/freezer. Excellent sized lounge/diner. 2 double bedrooms with built-in wardrobes. Family bathroom, shower over bath, fully tiled. Attractive communal gardens. Council tax band: B. EPC: E. Available September!

- Two Double Bedrooms
- Private Balcony
- Communal Gardens
- Lounge/Diner
- Goring-By-Sea Location





Communal Door

Leading into communal hallway. Stairs leading to second floor

Private Front Door

Hallway

Carpeted throughout. Wall mounted electric heater.

Kitchen

2.4 x 2 (7'10" x 6'6")

A range of matching wall and base units. Integrated electric oven with four ring electric hob above. Roll edge work surfaces. Inset sink with drainer. Part tiled walls. Double glazed window.



Lounge/Diner

5.05 x 3.4 (16'6" x 11'1")

Carpeted throughout. Two double glazed windows. Further double glazed door leading onto private balcony. Tv point. Wall mounted electric heater.

Bathroom

Part tiled walls. Wall mounted sink unit. Panelled bath with shower attachment above. Frosted double glazed window. Door providing access to storage cupboard housing hot water cylinder.

W/c

Low level w/c. Frosted double glazed window.



Bedroom One

4.3 x 3.3 (14'1" x 10'9")

Original Parquet flooring. Wall mounted electric heater. Fitted wardrobes. Double glazed window.

Bedroom Two

3.3 x 2.8 (10'9" x 9'2")

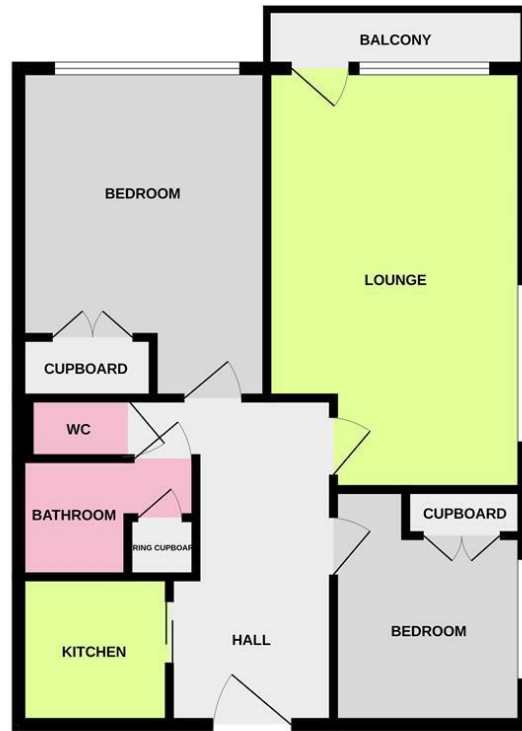
Original parquet flooring. Fitted wardrobes. Wall mounted electric heater. Double glazed window.

Outside

Communal gardens front and back. Residents parking to the rear of the property.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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